



City of West Allis

Meeting Agenda

Common Council

Mayor Dan Devine, Chair

Aldersperson Thomas G. Lajsic, Council President

Alderspersons: Suzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke, Daniel J. Roadt, Tracy Stefanski, Angelito Tenorio, Vincent Vitale, and Martin J. Weigel

Wednesday, February 17, 2021

7:00 PM

City of West Allis YouTube Channel

VIRTUAL REGULAR MEETING

City of West Allis YouTube Channel

<https://www.youtube.com/user/westalliscitychannel/live>

The City of West Allis is holding the Common Council Meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting.)

If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel (<https://www.youtube.com/user/westalliscitychannel/live>). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Wednesday, February 17, 2021.

If you wish to provide comments on any item on the agenda: You can email your comments to city@westalliswi.gov or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on February 17, 2021. (City Hall, 7525 W. Greenfield Avenue)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Roadt

D. PUBLIC HEARINGS

The Common Council may receive information from members of the public for these hearings. You may email your comments or questions to city@westalliswi.gov before or during the meeting prior to the public hearing.

1. [O-2021-0021](#) Ordinance to Adopt the City of West Allis 2040 Comprehensive Plan

Recommendation: Public Hearing Item - Approve

2. [R-2021-0085](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and S. Dakota St. from S. Osage Ave. to S. Orleans Ave. by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

Recommendation: Public Hearing Item - Adopt

One letter of concern received in the Clerk's Office from Diane Braden

E. MOTION TO SUSPEND THE RULES TO ALLOW ALTERNATE ORDER OF BUSINESS

F. 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.

G. 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.

H. APPROVAL OF MINUTES

3. [2021-0134](#) Minutes (draft) of the February 2, 2021 Common Council meeting

I. STANDING COMMITTEE REPORTS

SAFETY & DEVELOPMENT COMMITTEE

(Meeting held February 10, 2021 and all present)

4. [O-2021-0010](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).

Recommendation: Plan Commission recommends approval
Safety & Development recommends Passage

5. [O-2021-0011](#) Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).

Recommendation: Plan Commission recommends approval
Safety & Development Committee recommended Passage

6. [O-2021-0012](#) Ordinance to amend the official West Allis zoning map amending section 12.05 relating to the following properties: 6500 W. Washington St., (Tax Key Nos. 439-0001-037); 1323 S. 65 St., (Tax Key Nos. 439-0139-002) and 1339-1347 S. 65 St. (439-0140-001)

Recommendation: Plan Commission recommends approval
Safety and Development recommends Passage as Amended - Ald. Lajsic recused.
(Amended to remove 1339-1347 S. 65 St. 439-0140-001)

7. [O-2021-0013](#) Ordinance to amend the official West Allis Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

Recommendation: Safety & Development recommended Passage as Amended - Ald. Lajsic recused.
(Amended to remove 1339-1347 S. 65 St. 439-0140-001)

LICENSE & HEALTH COMMITTEE

(Meeting held February 8, 2021 - all present)

8. [O-2021-0008](#) Ordinance to authorize clerk to issue operator's licenses

Recommendation: License & Health Committee Recommended for Passage as Amended.

9. [2021-0079](#) Combination "Class A" Retailer License for the sale of Fermented Malt Beverages and Intoxicating Liquor, for the July 1, 2020 to June 30, 2021 Licensing Period. Skogen's Foodliner, Inc, d/b/a Festival Foods, 11111 W. Greenfield Avenue, West Allis, WI 53214; Agent Kyle Robert Kaehne

Recommendation: License & Health Committee recommended Approval as Amended. (Amended to allow alcohol sales face to face at the checkout only within the four walls of the building.)

J. CONSENT AGENDA

10. [O-2021-0021](#) Ordinance to Adopt the City of West Allis 2040 Comprehensive Plan

Recommendation: Public Hearing Item - Approve

11. [O-2021-0005](#) Ordinance to amend City of West Allis Municipal Code 5.03(8) to add a Structure Fire Fee

Recommendation: Adopt

Administration & Finance Committee 2/17/2021 meeting agenda item.

12. [R-2021-0047](#) Resolution to amend the 2021 fee schedule to include a structure fire fee and amend the Candidate Physical Agility Test (CPAT) Fee

Recommendation: Adopt

Administration & Finance Committee 2/17/2021 meeting agenda item.

13. [R-2021-0080](#) Resolution authorizing the Executive Director of the Economic Development Program to amend a landscape design/architectural services contract with Parkitecture + Planning, LLC, for "Burnham Pointe Park" (existing gravel lot located at 60** W. Burnham), Tax Key No. 475-0020-001, in an amount not to exceed an additional \$10,000

Recommendation: Adopt

Administration & Finance Committee 2/17/2021 meeting agenda item.

14. [R-2021-0095](#) Resolution approving the terms & conditions for an Economic Development Loan to GG 003 LLC for establishment of a dental office at 7020 W. National Avenue, under the Department of Housing and Urban Development Community Development Block Grant Program in the amount of up to \$200,000

Recommendation: Adopt

Administration & Finance Committee 2/17/2021 meeting agenda item.

15. [R-2021-0096](#) Resolution approving the terms & conditions for an Economic Development Loan to BT Enterprises, LLC WA for the acquisition of the property at 7335 W. Greenfield Avenue, under the Department of Housing and Urban Development Community Development Block Grant Program in the amount of up to \$40,000

Recommendation: Adopt

Administration & Finance Committee 2/17/2021 meeting agenda item.

16. [R-2021-0106](#) Resolution to terminate Tax Incremental District 9 and authorize the distribution of excess increment

Recommendation: Adopt

17. [R-2021-0098](#) Resolution relative to extending our contract with CliftonLarsonAllen, (Previously DBA Schenck, SC) to provide Financial Auditing Services, for the year ending December 3, 2020, for a sum of \$54,900

Recommendation: Adopt

18. [R-2021-0097](#) Resolution to approve bid of Butters-Fetting Co., Inc. for furnishing and installing an air-cooled chiller unit at the West Allis Fire Department Station 1 located at 7300 W. National Avenue in the amount of \$77,288

Recommendation: Adopt

19. [R-2021-0099](#) Resolution relative to authorizing the purchase of six (6) cloud-based Interview Room Recording Devices for a first year sum of \$43,342.40, with annual software license and maintenance fees of \$11,428.00, for a total sum for five years to be \$89,054.40 from Axon Enterprises

Recommendation: Adopt

20. [R-2021-0085](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and S. Dakota St. from S. Osage Ave. to S. Orleans Ave. by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

Recommendation: Public Hearing Item - Adopt

21. [R-2021-0086](#) Final Resolution authorizing public improvement by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and S. Dakota St. from S. Osage Ave. to S. Orleans Ave. and levying special assessments against benefited properties

Recommendation: Adopt

22. [R-2021-0082](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of the area bounded by East City limits to S. 68 St. and W. Burnham St. to South City limits by miscellaneous sidewalk repair

Recommendation: Adopt

23. [2021-0133](#) Claim by Tahudah Cole regarding damages and injuries on May 25, 2020

Refer to the City Attorney

24. [2021-0111](#) Claim by Demeteria Chaney regarding damage to vehicle at 2162 S. 102 St. on January 26, 2021

Refer to the City Attorney

25. [2021-0122](#) Report of the Municipal Judge for the month of January 2021, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$77,004.15

Recommendation: Place on File

26. [2014-0236](#) Gerald Buchkowski communication regarding property damage allegedly sustained at 1921 S. 97 Street on March 17, 2014.

City Attorney recommended to be Placed on File.

27. [2014-0415](#) Notice of Claim submitted on behalf of Randal Eugene Stefaniak relative to injury allegedly sustained at 2047 S. 105 St. on March 16, 2014.

City Attorney recommended to be Placed on File.

28. [2014-0634](#) Kenneth G. Schmittlein communication regarding property damage allegedly sustained at 7930 W. Grant St. in 2014.

City Attorney recommended to be Placed on File.

29. [2015-0131](#) Notice of Claim submitted on behalf of Michael Grassman relative to damages allegedly sustained at 7234 W. Greenfield Ave. on October 27, 2014.

City Attorney recommended to be Placed on File.

30. [2017-0555](#) Ryan Shulta Notice of Claim regarding personal injury sustained at Rogers Park, 2023 S. 75 Street, on July 31, 2017.

City Attorney recommended to be Placed on File.

31. [2019-0725](#) Summons and Complaint in the matter of Wells Fargo Bank vs Timothy J. Lagoo, et al, regarding foreclosure of mortgage, Case No. 2019CV007372
City Attorney recommended to be Placed on File.
32. [2020-0171](#) Summons and Complaint by Marine Credit Union vs Jerrod Dantzler, et, al., regarding foreclosure of mortgage (Case No. 2020CV001563)
City Attorney recommended to be Placed on File.
33. [2020-0472](#) Claim by Kyle Ehler regarding damage to property damages at 1100 S. 65 St. on December 19, 2019
City Attorney recommended to Deny.
34. [2020-0638](#) Claim by Gary Swansby regarding injury to person at W. Greenfield Ave. and S. 74 St. on August 6, 2020
City Attorney recommended to Deny.
35. [2020-0794](#) Claim by Rachel Piette regarding reimbursement for towing expense at the northeast corner of S. 86 St and W. National Ave. on September 11, 2020
City Attorney recommended to Deny.
36. [2020-0821](#) Notice of Claim and Notice of Injury by Jimmy Vang and Ka Vang regarding injury to person on August 4, 2020
City Attorney recommended to Deny.
37. [2020-0822](#) Notice of Claim and Notice of Injury on behalf of minor child regarding injury to person on August 4, 2020
City Attorney recommended to Deny.
38. [2020-0823](#) Notice of Claim and Notice of Injury on behalf of minor child regarding injury to person on August 4, 2020
City Attorney recommended to Deny.
39. [2020-0824](#) Notice of Claim and Notice of Injury on behalf of minor child regarding injury to person on August 4, 2020
City Attorney recommended to Deny.
40. [2020-0842](#) Claim by Scott Travers regarding damage to vehicle at 6300 W. McGeoch Ave on November 13, 2020
City Attorney recommended to Deny.
41. [2020-0843](#) Claim by Joseph Woda-Rudolph regarding damage to vehicle at 6300 W. McGeoch Ave. on November 13, 2020.
City Attorney recommended to Deny.
42. [2021-0002](#) Claim by Jeffery Ciezki regarding damage to vehicle at 6300 W. McGeoch Ave. on November 13, 2020
City Attorney recommended to Deny.

43. [2021-0119](#) Finance Director/Comptroller submitting report for January 2021 indicating City of West Allis checks issued in the amount of \$2,609,157.88
Recommendation: Placed of File
44. [2021-0121](#) Change of Agent for Riviera Lanes, Inc. d/b/a Riviera Lanes
Recommendation: Approve
45. [2021-0127](#) License applications
Recommendation: Approve as recommended by the City Attorney
46. [2021-0013](#) Summons & Complaint in the matter of the complaint against MINTOT LLC, Tina M. Minto, Agent, for the premises located at 5906 W. Burnham St., d/b/a TnT Sportz Bar (2020-2021 Class B Tavern License No. 2478)
Recommendation: (Licensee surrendered license on 2/11/2021) - Place on File
47. [2021-0138](#) Notification by Mayor Devine of reappointments to the West Allis Tourism Commission of Rod Raschka, Molly Rowbottom, Ald. Weigel, Mayor Devine, and Rebecca Grill, their one-year terms to expire January 1, 2022
Recommendation: Approve
48. [2021-0137](#) Reappointment by Mayor Devine of Brian Frank as a Regular Member of the West Allis Plan Commission, his three-year term expires April 30, 2024
Recommendation: Approve
49. [2021-0136](#) Reappointment by Mayor Devine of Mr. Wayne Clark as a member of the West Allis Plan Commission, his three-year term to expire April 30, 2024
Recommendation: Approve
50. [2021-0140](#) Appointment by Mayor Devine of Heather Uzowulu as the Eras Senior Network Representative for the West Allis Commission on Aging, her three-year term to expire November 1, 2023
Recommendation: Approve

K. ITEMS REFERRED TO COMMITTEE

51. [O-2021-0020](#) Ordinance to change start time for night parking restriction from 3:00 a.m. to 2:00 a.m.
Recommendation: Refer to Public Works Committee
52. [O-2021-0006](#) Ordinance to create Special Event Permits and repeal Parade and Carnival Permits
Recommendation: Refer to the License & Health Committee
53. [2021-0126](#) 2020-2022 Operator's License (Bartender/Class D Operator) application of Ashley M. Keil
Recommendation: Refer to the License & Health Committee

54. [2021-0041](#) Police Department Report regarding tavern violations/calls for service for the month of January 2021

Recommendation: Refer to License & Health Committee

L. 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 QUOROM

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.

**CITY OF WEST ALLIS
ORDINANCE O-2021-0021**

**ORDINANCE TO ADOPT THE CITY OF WEST ALLIS 2040 COMPREHENSIVE
PLAN**

**THE COMMON COUNCIL OF THE CITY OF WEST ALLIS DO ORDAIN AS
FOLLOWS:**

PART I. Pursuant to Sec. 62.23(2) and (3) of the Wisconsin Statutes, the City of West Allis is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(2) of Wisconsin Statutes.

Council held a public hearing on the “City of West Allis 2040 Comprehensive Plan,” in compliance with the requirements of Sec. 66.1001(4) of Wisconsin Statutes.

PART IV. The Plan Commission of the City of West Allis by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the passage/enactment of the document entitled “City of West Allis 2040 Comprehensive Plan,” containing all of the elements specified in Sec. 66.1001(2) of the Wisconsin Statutes.

PART V. The West Allis Common Council does, by enactment of this ordinance, formally adopt the document entitled “City of West Allis 2040 Comprehensive Plan,” pursuant to Sec. 66.1001(4) of the Wisconsin Statutes.

PART VI. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Common Council and publication/posting as required by law.

cc: Planning & Zoning Program
City Attorney’s Office

ZON-O-1261-2-17-21

SECTION 1: **ADOPTION** “O-2021-0021” of the City Of West Allis
Municipal Code is hereby *added* as follows:

ADOPTION

O-2021-0021(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

2040 Comprehensive Plan



February 17, 2021

**CITY OF WEST ALLIS
RESOLUTION R-2020-0658**

**RESOLUTION TO ADOPT THE PUBLIC PARTICIPATION STRATEGY FOR
COMPREHENSIVE PLAN UPDATES**

WHEREAS, the Common Council of the City of West Allis on February 15, 2011 adopted a comprehensive plan under the authority of and procedures established by Sec. 66.1001(4) of Wisconsin Statutes; and,

WHEREAS, Sec. 66.1001(4) of Wisconsin Statutes requires that the Common Council adopt written procedures designed to foster public participation during plan amendments and updates, and that such written procedures provide for a wide distribution of proposed plan amendments, an opportunity for the public to submit written comments on the plan, and an opportunity for the Common Council to respond to such comments; and,

WHEREAS, the Common Council believes that meaningful public involvement is important to ensure the resulting plan and amendments reflect the wishes and expectations of the public; and,

WHEREAS, the Common Council believes that adjusting the first year of the comprehensive plan to one that is more closely aligned with the release of decennial Census data will allow for a more accurate and robust planning process, not only for the upcoming comprehensive plan but for all comprehensive plans in the decades that follow; and,

WHEREAS, the Common Council supports a minimal update to the current comprehensive plan; and,

WHEREAS, the Common Council expects a more robust plan update and public engagement process be conducted following the release of 2020 Census data; and,

WHEREAS, the attached policy entitled, “Public Participation Strategy for Comprehensive Plan Updates” includes procedures to foster public participation, ensure wide distribution of proposed plan amendments, provide an opportunity for the public to submit written comments on the plan, and provide an opportunity for the Common Council to respond to such comments; and,

WHEREAS, the “Public Participation Strategy for Comprehensive Plan Updates” shall be utilized and followed throughout the plan amendment and update process.

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of West Allis adopts the attached policy entitled, “Public Participation Strategy for Comprehensive Plan Updates” as its public participation procedures for proposed amendments to the comprehensive plan, meeting the requirements established by Sec. 66.1001(4) of Wisconsin Statutes.

SECTION 1: **ADOPTION** “R-2020-0658” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2020-0658(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL NOVEMBER 04, 2020.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|-------------------|-------------------|-------------------|
| Ald. Angelito Tenorio | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Vince Vitale | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Tracy Stefanski | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Marty Weigel | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Suzzette Grisham | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Danna Kuehn | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Thomas Lajsic | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Dan Roadt | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Rosalie Reinke | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Kevin Haass | <u>X</u> | <u> </u> | <u> </u> | <u> </u> |

Presiding Officer

Attest



Rebecca Grill, City Clerk, City Of
West Allis



Dan Devine, Mayor City Of West Allis



Chapter 1: Introduction

WHAT IS A COMPREHENSIVE PLAN?

Wisconsin State Comprehensive Planning Law (Statute 66.1001) requires cities, counties, and other local units of government to enact a Comprehensive Plan every 10 years. The Comprehensive Plan, which covers a 20-year planning period, is intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the West Allis Comprehensive Plan 2030 in February of 2011. The 2030 Plan focused on identifying and supporting redevelopment opportunities throughout the city, as well as promoting sustainable development practices. This update, the West Allis 2040 Comprehensive Plan, replaces the 2030 Plan as the City's guide for development and decision making.

2040 COMPREHENSIVE PLAN UPDATE PROCESS

Over the past decade, West Allis has experienced a renewed level of investment, growth, and change. As our community continues to evolve, a collective future vision, a shared set of priorities, and a united plan is needed to effectively maintain our momentum and to guide us when faced with everyday decision-making and complex choices alike. The City, over the past 10 years, has experienced an overall growth in terms of residential and commercial value. Although the City is land locked and fully developed, West Allis has continually increased its value through redevelopment efforts. The City's equalized value has increased from \$3.5 Billion in 2005 to over \$4.0 Billion in 2019.

In looking forward to planning and visioning for the next 20 years, we have acknowledged that the timeline for updating the City's Comprehensive Plan is not well aligned with the release of decennial Census data. Having access to updated Census information will provide a more accurate reflection of the city today. Additionally, such information will allow for a more robust planning process, as citizens and elected officials will have a renewed set of factors to consider as they envision the future. By re-establishing our start date



to after the release of Census data, we ensure that all future comprehensive plans, for generations to come, will be completed with the most current and up-to-date information available.

As such, the City's current approach to updating the Comprehensive Plan is intended to be conducted in two phases.

- The first phase will take place immediately and include minimal updates to the previously adopted 2030 Comprehensive Plan, in order to meet statutory requirements.
- The second phase will take place over the next several years and will include a full overhaul of each plan element, including extensive public involvement in the planning and visioning process.

This two-phased approach will allow the City to fully engage the public in the planning process and will provide for the use of more current data as we reevaluate each plan section.

This first phase of the 2040 Comprehensive Plan reflects the long-term priorities of West Allis citizens, identifies short-term action items, and creates a space where decision-makers can turn for guidance and consistency. This Plan translates community values and ideas into policies and action items, and is intended to serve as a foundational pillar within the larger framework of our local democratic process.

2040 COMPREHENSIVE PLAN ELEMENTS

The 2040 Comprehensive Plan includes ten plan elements, each with its own unique goal intended to guide us in development and decision-making processes. As we work towards realizing our collective vision of the city, we must ask ourselves if our efforts serve the following goals:

Neighborhoods Goal: To preserve and enhance the existing diversity of uses within our neighborhoods.

Economic Development Goal: To provide a competitive and diverse economic atmosphere that attracts investment and employment.

Housing Goal: To maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

Transportation Goal: To provide a safe and efficient multi-modal transportation network that will effectively serve the travel needs within the city and region.

Parks and Open Spaces Goal: To protect and enhance our existing parks and natural resources.

Cultural Resources Goal: To preserve the historic character of the community's social and architectural diversity.

Community Facilities Goal: to continue to provide efficient, affordable, and sustainable services to our residents.

Redevelopment Goal: To identify and transform underutilized properties throughout the city.

Land Use Goal: To encourage the continuation and future development of compatible land uses within our urban community.

Intergovernmental Cooperation Goal: To continue to build upon collaborative efforts that achieve regionalism.

Chapter 2: Community Profile

COMMUNITY PROFILE

The City of West Allis is a suburb located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 and is the eleventh largest city in the State of Wisconsin, with a population of 60,411 according to the 2010 census. West Allis is an inner-ring suburb in the Milwaukee Metropolitan Area which is comprised of over 1.5 million people (Milwaukee, Ozaukee, Washington, and Waukesha counties).

The Community Profile element covers a variety of city-wide information including existing conditions, demographic trends and integrates recent strategic planning efforts to bolster quality of life, growth, and brand/image. As part of the data collected from the strategic planning and visioning efforts, West Allis is compared to both adjacent and peer cities, which are matching in population size and socioeconomic demographics. The demographic analysis draws from the American Community Survey and also the City of West Allis Fact Book, as prepared by the Milwaukee County UW Extension, and provides an overview of strengths and opportunities that align with the themes that this plan should address over the coming years. The data sets can be used as benchmark points for future data metrics analysis and determination of implementation successes. Recommendations made throughout this Plan shall build upon the following demographic considerations.

Summary of Demographic Considerations

The analysis of demographics in the City of West Allis suggests the following:

1. The City should continue to emphasize the retention of the employment base by providing housing and amenities for all family types and ages.
2. The City should continue to focus on the retention and attraction of individuals age 20 to 34, which will provide a stabilizing force as the population continues to age.
3. The City should foster opportunities for the population to obtain advanced degrees by encouraging the local business community to support continuing education efforts.
4. The City should support the existing public transportation network and expand alternative transportation opportunities in an effort to assist the commuting workforce.
5. The City should aggressively promote West Allis as an ideal location to a variety of industries to secure jobs for the local and regional workforce.

Summary of Key Strengths and Opportunities

A **diverse business environment** that is not dependent on one major business sector or a few major employers.

A **high labor force participation rate between the ages of 25 and 64.**

A **labor market that is highly connected** to the city of west allis and the metropolitan region.

A **younger population** where **almost one out of every three residents** is between the **ages of 20 and 39.**

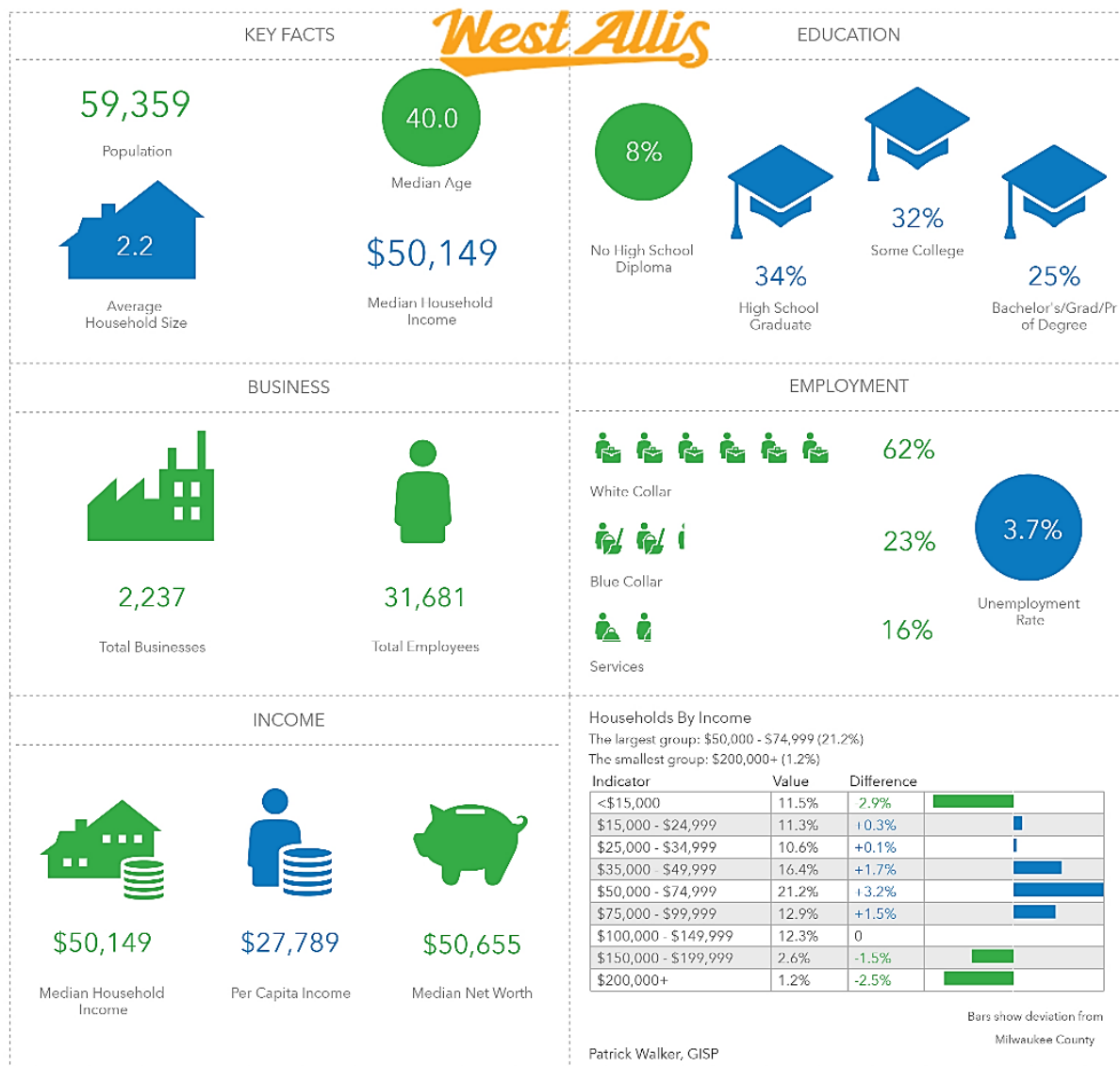
A **growing racial and ethnic diverse community** where almost 1 out of 5 residents are Hispanic/Latino, Black, American Indian, or Asian or Pacific Islander.

A **reasonable median home price** when compared to similar communities.

Overall **crime is down**.

DEMOGRAPHICS

Demographic data, trends, and projections are critical tools in gaining an understanding of community composition, insight about the past and future housing markets, and potential commercial markets based on demographic trends. The following data describe the demographic composition of the City of West Allis based on demographic analysis from the City of West Allis Fact Book as prepared by the Milwaukee County UW Extension and provides an overview of strengths and opportunities that align with the themes that this



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

Businesses counts from Infogroup

Source: Esri forecasts for 2019

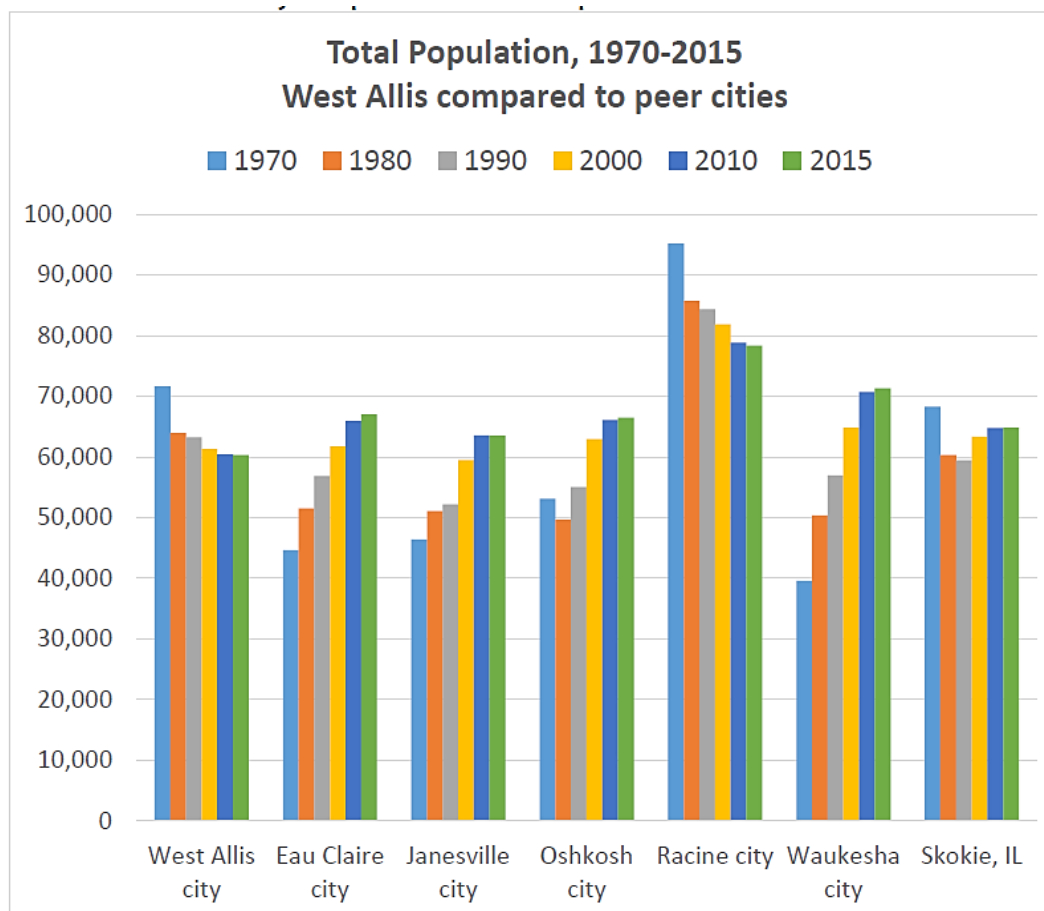
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plan should address over the coming years. The data sets can be used as benchmark points for future data metrics analysis and determination of implementation successes. Recommendations made throughout this Plan shall build upon the following demographic considerations.

In looking forward to planning and visioning for the next 20 years, we have acknowledged that the timeline for updating the City's Comprehensive Plan is not well aligned with the release of decennial Census data. Having access to updated Census information will provide a more accurate reflection of the city today. Additionally, such information will allow for a more robust planning process, as citizens and elected officials will have a renewed set of factors to consider as they envision the future. By re-establishing our start date to after the release of Census data, we ensure that all future comprehensive plans, for generations to come, will be completed with the most current and up-to-date information available. A demographic summary table is provided below which offers a dashboard summary of current demographic estimates.

Population

Among the cities that border West Allis, the City of Milwaukee maintains the highest population at 590,157, while the City of Greenfield has the lowest with 37,099 residents. The City of West Allis is estimated to have a current population of 59,359 (approximately -0.8% since the 2010 US Census population figure of 60,401)



West Allis peaked in population in 1970 with 71,723 residents. The largest decline in population occurred in the 1970s and the population decline has slowed considerably since 1980. When compared to peer cities, the population trend of West Allis is similar to the City of Racine which has declined in population since 1970 as well with its greatest decline between 1970 and 1980.

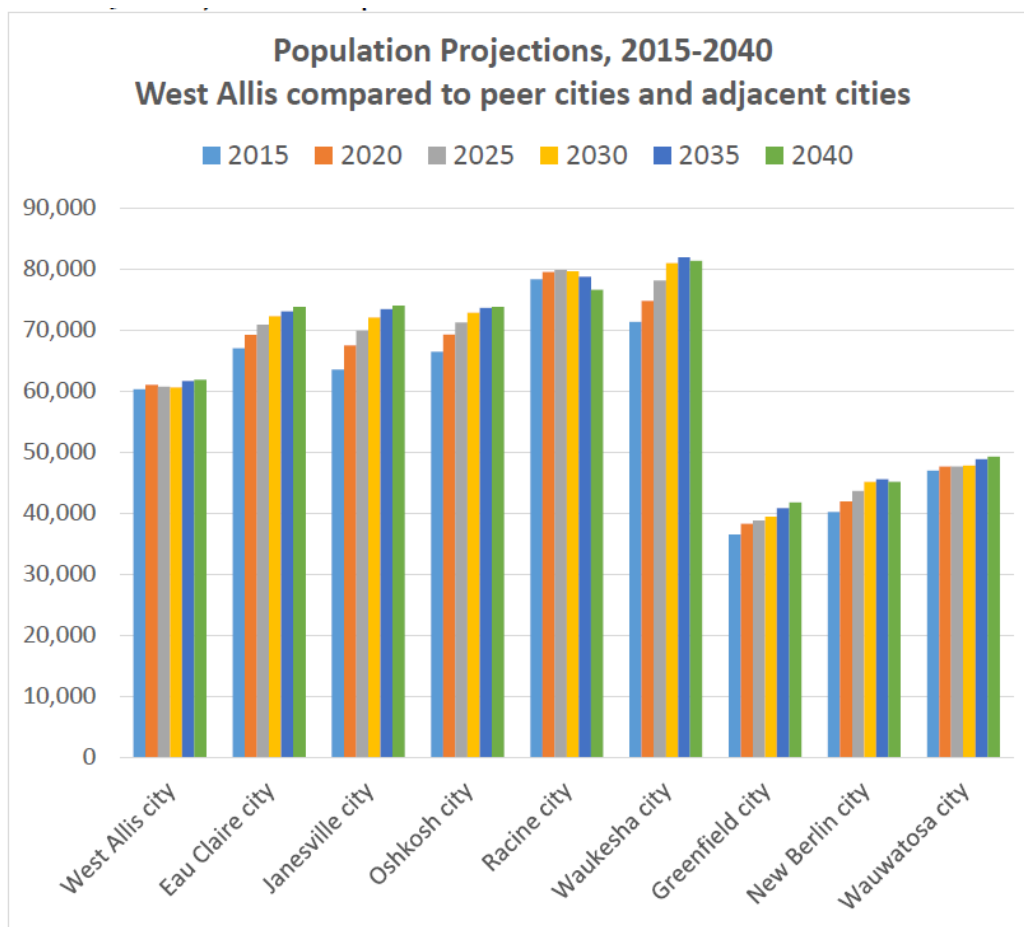
which equates to an estimated 2.17 person per household size and an estimated 27,245 households (US Census 2015-2019 estimates).

West Allis peaked in population in 1970 at 71,723 residents and since this time the City has decreased in population over the last 40 years, following the same pattern as Milwaukee County. The largest percent change in population for both the City and the County occurred between 1970 and 1980, with decreases of -10.7% and -8.5% respectively. Other cities and villages in Milwaukee County experienced similar decreases over those decades, except for the City of Greenfield.

When compared to peer cities (Eau Claire, Janesville, Oshkosh, Racine, Waukesha) the City of Racine experienced a similar trend. The challenge facing West Allis is that as an inner ring suburban city, it is surrounded by cities and villages. In order to grow, redevelopment efforts must continue to focus on revitalization of existing properties and increasing population density.

Population Projection

Although the long-term trend has shown a decrease in population, recent redevelopment trends in West Allis, combined with the City's regional accessibility, racial and ethnic diversity and birthrates may suggest a population increase between 2030-2040. Population projections within the both the existing 2030



The good news is that population projections for 2015 to 2040 show that West Allis will for the first time since 1970 experience positive population growth and remain one of the larger cities in the Metropolitan Milwaukee region.

Comprehensive Plan and the more recent Strategic Plan projections (below) show that overall, the city's population may grow slightly thus eliminating a 40-year trend of population decline. This supports the trend of people moving to West Allis due to current multi-family housing development and the availability of affordable housing choices.

Trends in residential construction. One indicator of future housing development. The table below lists housing starts over the past ten years (based on building permits issued) within the City of West Allis. These are for new single-family homes, duplexes, and multi-family homes including apartments, condominiums, and senior living units (but not memory care or other group living). The number of new housing units added has been low each year, except during 2018 when two apartment buildings began construction. This trend is typical for inner-ring suburbs like West Allis and West Milwaukee, which do not have much undeveloped land and where most new housing units come from multi-family developments such as apartments, condominiums, or townhomes.

City of West Allis Housing units by Type 2010-2020

| Unit type | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Total |
|---------------|---------|------|------|------|------|------|------|------|------|-------|
| Single family | 7 | 3 | 4 | 4 | 1 | 4 | 3 | 1 | 2 | 29 |
| Two family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Multi-family | 0 | 0 | 38 | 0 | 4 | 0 | 380 | 0 | 0 | 422 |
| Total | 7 | 3 | 42 | 4 | 5 | 4 | 383 | 1 | 6 | 455 |

In 2018, the City of West Allis issued permits for its first large multi-family developments since the late-2000s. The West Apartments opened in 2019 with 177 market-rate 1-, 2-, and 3-bedroom apartments. These apartments are geared towards young professionals, with rents ranging from \$1,200 to \$2,000 a month. Element 84 Apartments opened in 2020 with 203 market-rate 1- and 2-bedroom apartments. As of January of 2021, an additional multi-family development in West Allis was in the approval process or in negotiations, and if implemented would add an additional 310 units (Lofts at SoNa and the Allis Yards).

Location, Diversity and Birthrates. Aside from construction trends in West Allis and the region, the City's regional accessibility, racial and ethnic diversity and birthrates may suggest a population increase in total population between 2030-2040. However, the effect of COVID-19 on the number of births in upcoming years is yet to be determined. If reaction to COVID-19 is similar to that of the economic recession of the late 2000s, then perhaps many of today's adults of childbearing age may put off or refrain from starting families.

The following demographic information is provided from a West Allis-West Milwaukee School District Community Change Report prepared in 2020. The number of births between 2010 and 2019 for West Allis and West Milwaukee. Since 2010, births in the WAWM School District have decreased by 21 percent, from 893 births in 2010 to 702 births in 2019. This trend is consistent with a nationwide decrease, reported in the National Center of Health Statistic's 2017 National Vital Statistics System Report. This local decrease is significantly greater than the decrease in Milwaukee County as a whole, which experienced a 9 percent decrease in births from 2010 to 2019.

The number of children born in the WAWM District is also affected by the changing demographics of the City of West Allis and Village of West Milwaukee. In 2000, 88 percent of births in the District were to white mothers. In 2017, this decreased to 70 percent of births. During the same period, births to black mothers increased from 2 percent of all births to 6 percent of all births. Additionally, births to Latinx mothers

increased from 6 percent of births to 17 percent of births. According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women.

- This suggests that increasing racial and ethnic diversity in the District should have upward pressure on the number of total births each year.

Persons in the West Allis West Milwaukee School District between 25-39 years of age increased by 21 percent from 2010 to 2018, or from 14,415 persons to 17,394 persons. This increase is driven almost entirely by the minority population.

- This increase in young adults between 2010 and 2018 should exert upward pressure on births in the WAWM School District over the next decade as many of these young adults begin to have children.

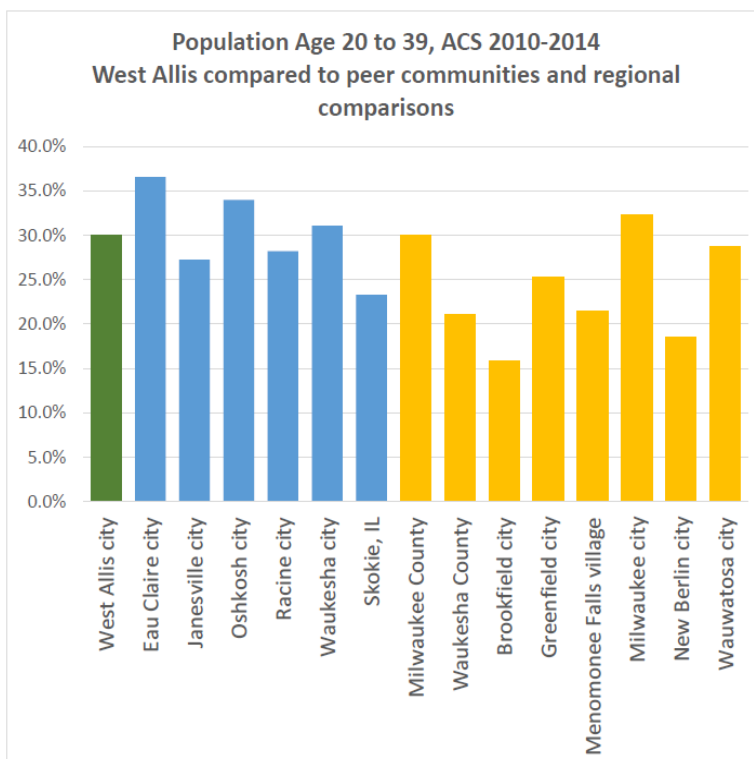
- Births decreased in the West Allis-West Milwaukee (WAWM) District by 22 percent over the past decade, mainly due to decreases in births by white women. Relatedly, the population aged 0-17 decreased by 2 percent over the past decade.
- The population aged 25-39 increased by 21 percent over the past decade. This increase of young adults of childbearing age may indicate a stabilization in births over the next decade.
- The WAWM District is becoming more racially and ethnically diverse. Over the past decade, the WAWM District's total white population decreased by 4,469 persons, or 9 percent. The Latinx population increased by 1,993 persons, or 29 percent. The black population increased by 1,740, or 66 percent.
- According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women. This combined with the changing demographics of the WAWM area suggests the possibility for more births in WAWM District.
- Population in the WAWM has been and will be supported by its superior regional accessibility and local and regional job growth.

Age

Approximately 14.5% of the population is under the age of 18 years old. The average West Allis resident age is 38 years old. About 7.6% of the population is age 45-64 and about 21% of the population is over 65 years.

Almost one out of every three residents (30%) in West Allis was between the ages of 20 and 39 between 2010 and 2014.

In the Milwaukee Metropolitan Region, on the City of Milwaukee and City of Waukesha have a higher percentage of residents in this age group. In addition, over 57 percent of the population of West Allis was working age (25 to 64) during the period 2010 to 2014. This figure was tied for first with Wauwatosa among all peer cities in the state and peer communities in the Milwaukee Metropolitan



Region. West Allis also had the second highest percentage of people age 65 and over (14.5 %) between 2010 and 2014 when compared to peer cities. However, the peer cities have a lower percentage of their populations of age 65 and over when compared to other areas, especially rural areas of Wisconsin.

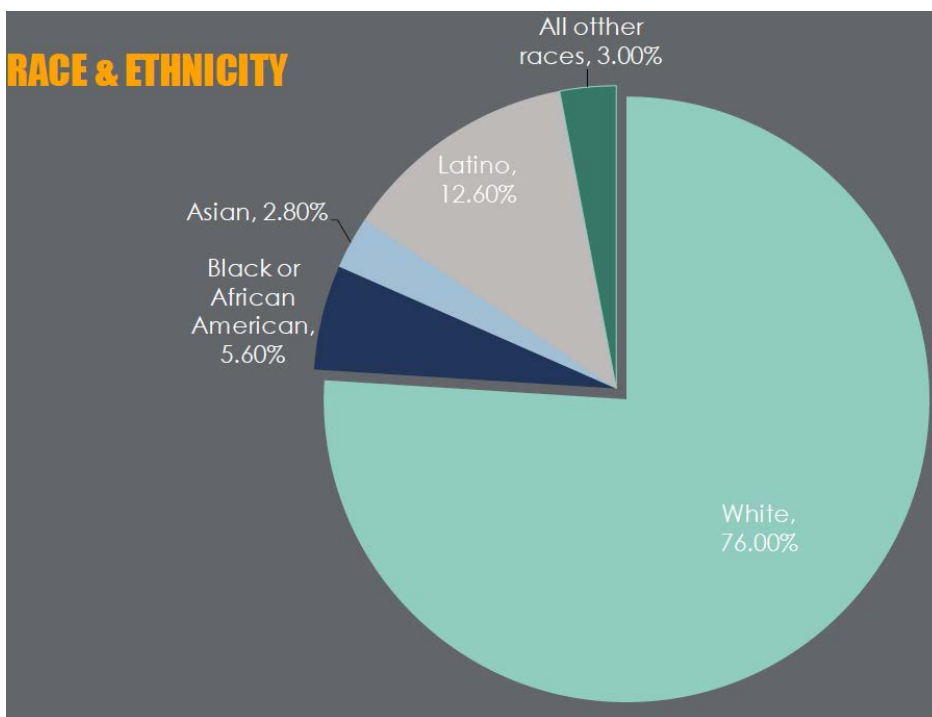
- The younger population in West Allis is certainly a strength. The challenge for West Allis is how to engage the 20 to 39-year-old population in city government and the community and identify strategies that will retain them as well.

Race and Ethnicity

West Allis has experienced significant growth in diverse populations over the past couple of decades. In 2010, 9,652 residents or 18 percent of the population in West Allis was Hispanic/Latino, Black, American Indian, or Asian or Pacific Islander. More recent 2019 estimates indicate close to 25% of the population Hispanic/Latino, Black, American Indian, or Asian or Pacific Islander. This diverse growth is even more evident in the public school system where over 40 percent of enrollment is represented by diverse race/ethnic groups. This growth in diversity is important for West Allis as the White population is no longer the driver of population growth in Wisconsin or the U.S.

The City of West Allis and the surrounding region should be cognizant of their growing diversification and plan accordingly.

Increasing demographic diversity can offer numerous opportunities, including the development of new businesses and consumer bases. The creation of small or start-up enterprises aimed at serving the City's growing diversity can take advantage of the City's available density and urban infrastructure.



Growing diversification and market demands often lead to business opportunities centered on sectors relating to food, entertainment, fashion, communication, and technology.

- Working together, the creative capital of diverse stakeholders can lead to new ideas and solutions to today's realities, whereas avoidance and isolation can produce the opposite outcome.
- Quality development and civic appreciation need not occur along demographic divides. The City, its citizens and business community should look for ways to embrace diversity with respect and optimism, in order to advance West Allis as a quality community.

Educational Attainment

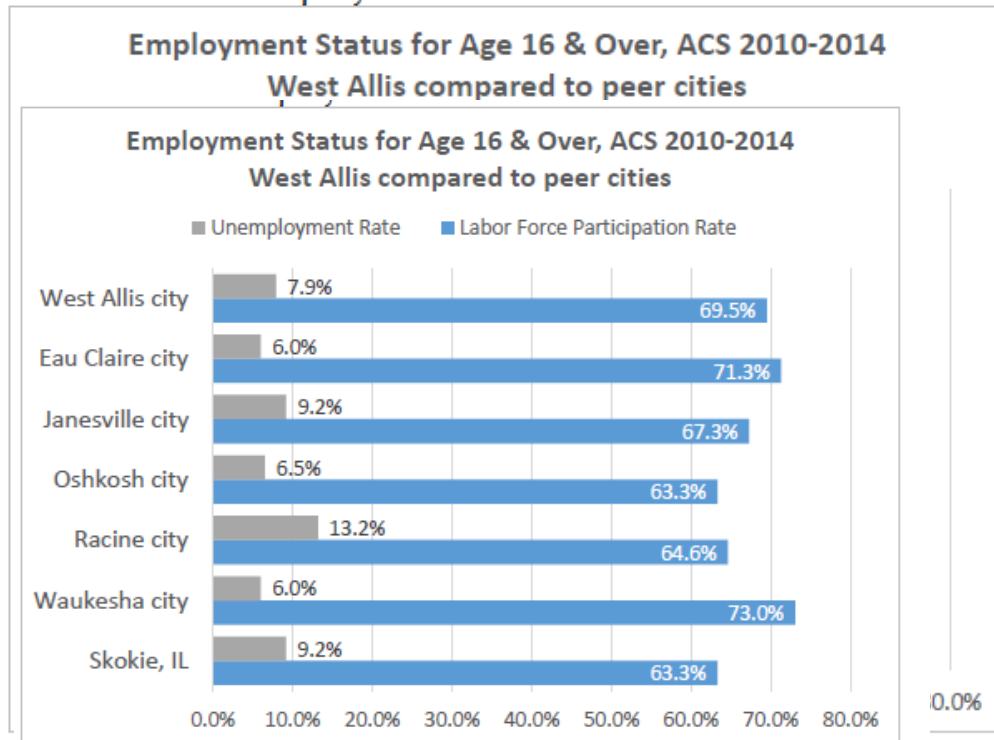
Of the population age 25 and older in West Allis, approximately 25% have received a bachelor's degree or higher. Comparatively, this percentage is lower than surrounding communities and Milwaukee County as a whole (31% Milwaukee Co). Conversely, those in West Allis who have not graduated high school comprise only 9% of the population age 25 and older. This percentage is lower than the City of Milwaukee and Milwaukee County as a whole (12%). West Allis is similar to peer cities regarding high school diploma attainment and some college or an Associate's degree. West Allis ranked 5th among peer cities for those who had a Bachelor's degree or higher between 2010 and 2014.

Income

The per capita income in West Allis is \$29,213 and the median household income is \$52,235 (2015-2019 estimates). Census estimates indicate that 11.9% of the City population is below the poverty level. This number was lower than all bordering cities except for the City of Milwaukee, where the per capita income level is \$23,462 and the median household income is \$41,838 with 25% of the population below poverty level. Milwaukee County as a whole was slightly similar to that of West Allis, with per capita income at \$29,270 and median household income at \$50,606. About 16.9% of the Milwaukee County area below poverty level.

Employment Status

Among the population age 16 and older in the City, 69.5% are in the civilian labor force. Between 2010 and 2014, 7.9% of the civilian labor force were unemployed, according to data provided by the US Census



With regard to unemployment rate, between 2010 and 2014 the City of West Allis ranked in the middle of peer city rankings. In addition, the City of West Allis ranked third in labor force participation rate at 69.5%.

Bureau's American Community Survey (ACS). The graph below shares data from the West Allis fact book as compiled from peer Cities. The 2015-2019 American Community Survey estimates indicate a similar participation rate of 68.6% with a lower unemployment rate estimated at 3.4%. Only the Cities of Greenfield (3.3%), New Berlin (2.6%), and Wauwatosa (2.6%) had lower unemployment rates according to ACS estimates (Milwaukee County estimated unemployment rate of 3.7%).

- The 2020 census data will likely result in higher unemployment figures given the pandemic. Recent jobless rate estimates in the Milwaukee-Waukesha-West Allis statistical metro area is estimated at 6% and 7% for Milwaukee County.

Occupation

Occupational status considers individuals who are employed in the civilian labor force ages 16 or older. Of these individuals in West Allis, 27.1% are employed in management and professional fields. Approximately 29.6% are employed in sales and office professions, and 18.2% work in production, transportation, and material moving occupations. Compared with other cities in Milwaukee County, the percentage of individuals in management, professional, and related occupations in West Allis is slightly lower.

Local Government Profile

The City operates under the Council-Mayor form of government. The Common Council includes ten alderpersons elected from five geographic districts, who are elected to four-year terms. The Chief Executive Officer of the City is the Mayor, who monitors and supervises departmental operations on behalf of the Common Council. The City Administrator assists the Council and Mayor in carrying out their overall and day-to-day direction and operation of the City. West Allis is a full-service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis retains approximately 574 full-time equivalent employees, on a permanent basis.

STRATEGIC PLANNING AND BRANDING 2017-22

Rounding upon a decade of redevelopment achievements since the 2030 Comprehensive Plan's adoption, among one of the major accomplishments the City adopted a five-year strategic plan. This plan includes a vision statement, mission statement, goals, core values and competencies some of which are summarized below, but may be accessed for more detail here: westalliswi.gov/Our-Vision-City-of-West-Allis-Strategic.

In 2018, the City of West Allis also launched its new brand. The brand was over nine months in the making and included input from residents, City leaders, business owners, City employees, and school district staff. A three-year strategic marketing campaign also launched that day. The campaign included print, digital, billboard, radio, and targeted ad spending to promote business and residential opportunities in West Allis. The campaign's theme – That's Why West Allis – invites business owners and residents to share their West Allis stories in their own words. In the final 3 months of 2018, ads promoting the City received over 1.6 million impressions.

Vision Statement

The City of West Allis will provide a living and working environment throughout the community that is focused on providing its citizens and businesses a coordinated, efficient, effective, and responsive level of services. The City of West Allis will make this community the preferred municipality in the Milwaukee metropolitan area, the state, and the country.

Strategic Goals

Goal #1 – Image/Brand Destination - The City of West Allis will become the “preferred municipality in the Milwaukee Metropolitan area, the state, and the country” for visitors, residents and businesses through focused rebranding, marketing and promotion actions.

What it means for citizens - At the time of the Strategic Plan’s creation, West Allis was combating negative perceptions in the media about the community that were based on outdated misconceptions and belied the facts: crime was down, redevelopment was up, and the City was investing in amenities to attract businesses and residents. The challenge was telling West Allis’ very positive story to the community, the region, and beyond.

This goal identified the City’s many strengths – our Farmers Market, library, biking and walking trails, sense of history, and strategic partnerships – and provided direction for how to leverage those strengths to reshape the public narrative surrounding the community. Branding and marketing efforts could then focus on promoting the community and continuing to attract businesses and new residents, while encouraging current residents to rally behind their own community.

Goal #2 – Quality of Life - The City of West Allis will promote the quality of life for residents by ensuring a safe and healthy community. (Public Safety, Health, Private and Public Infrastructure, Aesthetics, Sense of Community)

What it means for citizens - The City of West Allis is committed to providing a safe, healthy, attractive environment for citizens to live, work, and play. West Allis encompasses over a dozen neighborhood parks, two county parks, and two state walking/biking trails within its 11- mile square borders. City leadership and partners are passionate about maintaining these green spaces and investing over \$2 million annually in outdoor recreational opportunities for residents. The City has also invested in improving public safety and additional community outreach efforts by West Allis Police Department.

West Allis Health Department is a key leader in in the Strategic Actions to support Quality of Life for West Allis residents. Its Healthy Lifestyles Coalition, Mental Health & Substance Abuse Taskforce, and Violence-Free West Allis Cooperative are at the forefront of addressing serious health issues impacting the community.

Goal # 3 – Citizen Engagement - The City of West Allis will increase citizen engagement to facilitate a sense of community, belonging, and ownership for citizens.

What it means for citizens - Citizens who take pride and ownership in their communities are key to that community’s success and strength. Through the Strategic Plan, the City outlined its efforts to keep residents informed about city activities and services and motivate them to become engaged and active participants in their community.

Communication and education are key drivers of Citizen Engagement. In 2017 the City developed a new Communications Department to steer and craft consistent, strategic outgoing messaging through the media, websites, social media, and print communications the City shares. This new department has led collaboration with other City departments to ensure City communications are easy to understand and include clear calls to action. The City has also placed emphasis on developing electronic tools to make it easier for residents to stay connected to and participate in their local government.

Goal # 4 – Economic Vitality and Sustainability - The City of West Allis will protect the organization's fiscal well-being through long term planning and fiscal analysis. Further, proactive and well-planned development and redevelopment opportunities will be promoted and maintained.

What it means for citizens - Municipalities are increasingly challenged by ever-more restricted budgets. As a landlocked, heavily developed City, West Allis faces unique challenges to redevelop and leverage its commercial spaces to attract and retain businesses that create job opportunities and contribute back to the strength of the community. In addition, West Allis is facing the same struggle as many other cities, to maintain aging infrastructure and facilities while cost effectively supporting a high level of service for residents.

Economic Vitality and Sustainability solidifies the City of West Allis' commitment to fiscal responsibility and data-driven budgeting. Through our collaborative budgeting process and through Comprehensive Plan updates, thereby expanding strategic development and redevelopment initiatives, the City is positioning itself to remain economically viable for years to come.

Goal #5 – Excellence in Government - The City of West Allis will continually review the best methods for effective and efficient service delivery by utilizing continuous improvement and LEAN operation techniques. Innovation and service excellence is expected, and employees will be held accountable and rewarded for such.

What it means for citizens - The City of West Allis is a municipal organization comprised of over 600 employees working within 24 unique departments at more than 10 municipal facilities. At the time the Strategic Plan was adopted, 50% of the City's employees were expected to retire within the subsequent five years. Public sector agencies everywhere struggle to attract and retain qualified younger workers. Budget constraints prevent the public sector from offering the salaries and benefits their private sector counterparts enjoy. These challenges put great urgency on the City to develop programs and streamline operations to improve efficiency. The City is constantly striving to work smarter in order to work harder. LEAN training has instilled employees with a process improvement mindset, and training and cross-training have allowed employees to leverage their skills in new and innovative ways. In order to provide exceptional service to residents, the City is committed to exceptional operations itself.

Chapter 3: Neighborhoods, Districts and Corridors

BACKGROUND AND GUIDING PRINCIPLES

Within the comprehensive plan framework, goals and recommendations are provided not only at a citywide level, but also at the individual neighborhood, district, and corridor level. The purpose of this Chapter is to provide character descriptions, goals, and recommendations for the neighborhoods, districts and corridors identified in the City of West Allis.

The assessment provided in this Chapter is based on the neighborhood, district, and corridor framework devised by the Congress for New Urbanism (CNU). The CNU strives to encourage walkable, compact communities that celebrate the history of the built environment and the preservation of natural features.

The principles provided by CNU's urban hierarchy (Figure 3-1) guide public policy, development practice, urban planning, and design, and are used as the guiding principles for the areas identified in West Allis:

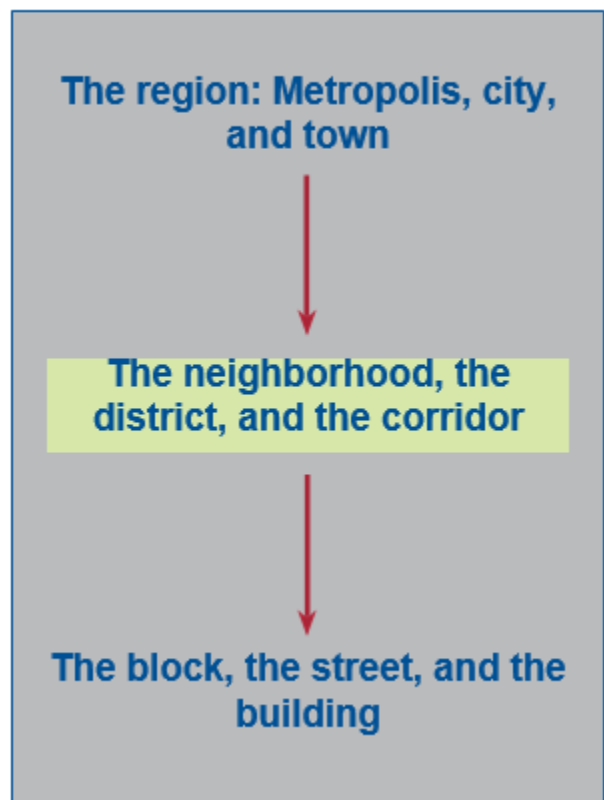
The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.

Neighborhoods should be compact, pedestrian-friendly, and mixed-use. Districts generally emphasize a special single use and should follow the principles of neighborhood design when possible. Corridors are regional connectors of neighborhoods and districts; they range from boulevards and rail lines to rivers and parkways.

Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.

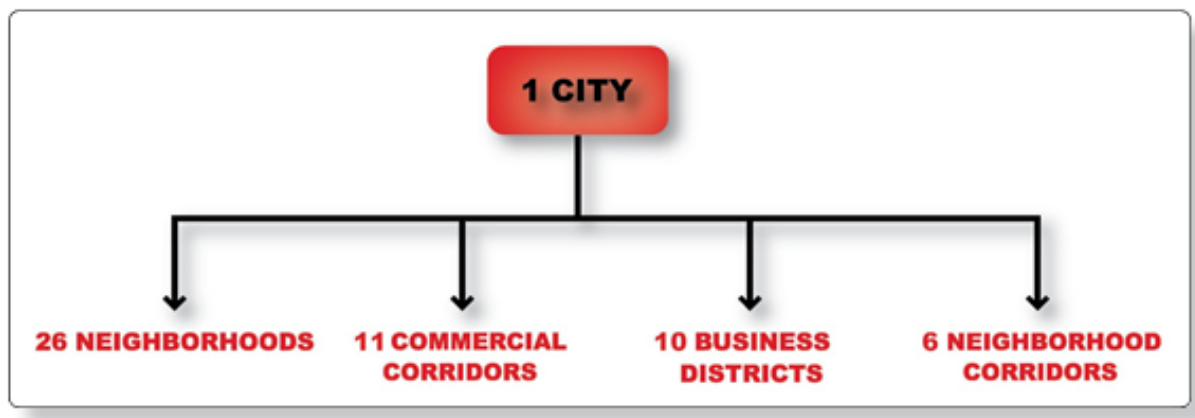
Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.

Figure 3-1. Urban Hierarchy



1. Transit corridors, when properly planned and coordinated, can help organize metropolitan structure and revitalize urban centers. In contrast, highway corridors should not displace investment from existing centers.
2. Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
3. Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.
4. The economic health and harmonious evolution of neighborhoods, districts and corridors can be improved through graphic urban design codes that serve as predictable guides for change.
5. A range of parks, from tot-lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

Figure 3-2. West Allis Neighborhoods, Districts and Corridors



Sections of this chapter refer to “concept areas,” a phrase established by the City to describe focus areas for this plan. Additionally, select concept areas were further studied as “redevelopment opportunities.” Both the concept areas and redevelopment opportunities are further described in Chapter 9.

NEIGHBORHOODS

There are 26 neighborhoods represented within the City of West Allis (Figure 3-3). Each neighborhood has a character description, tailored recommendations, and a reference to any applicable concept areas.

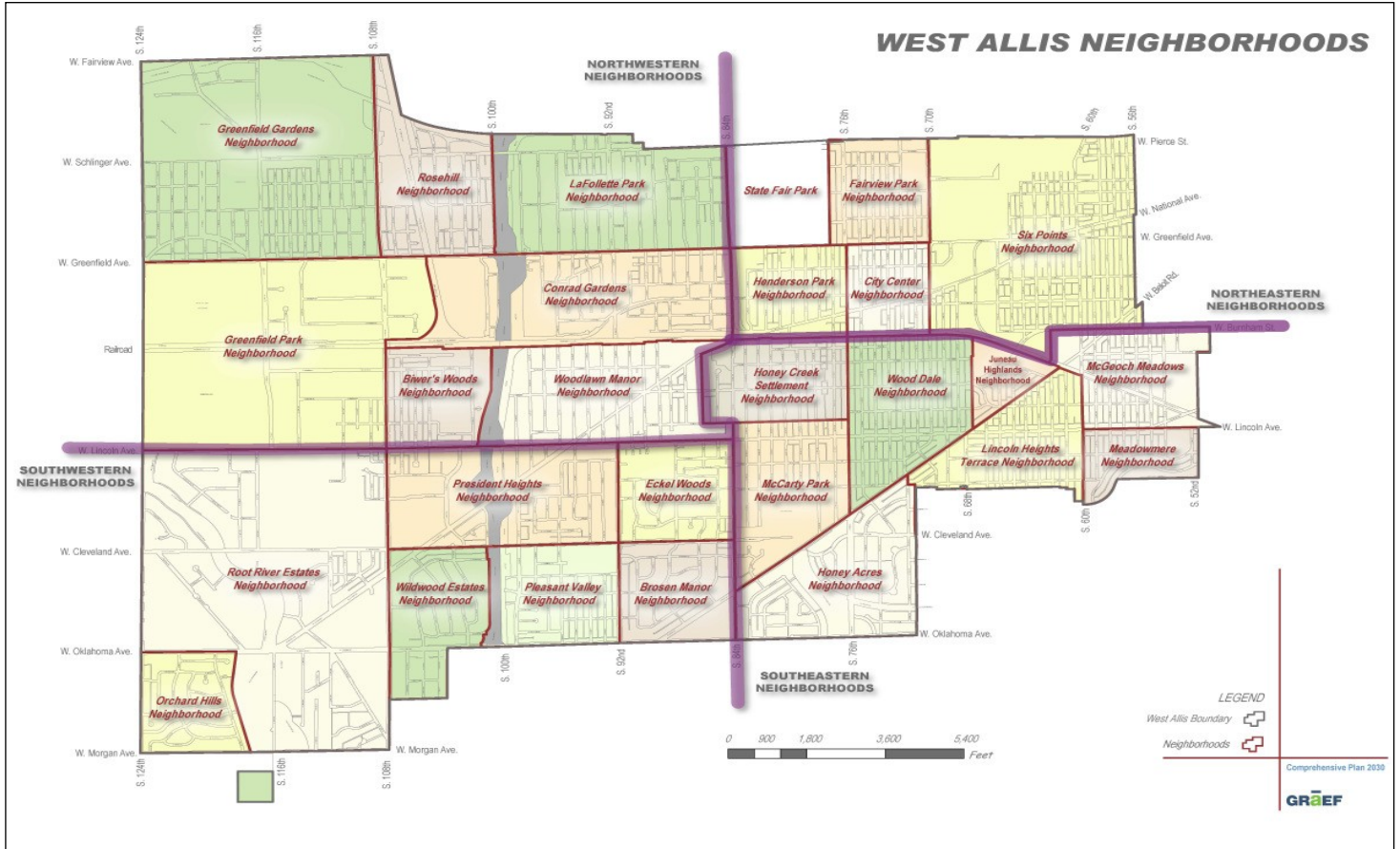


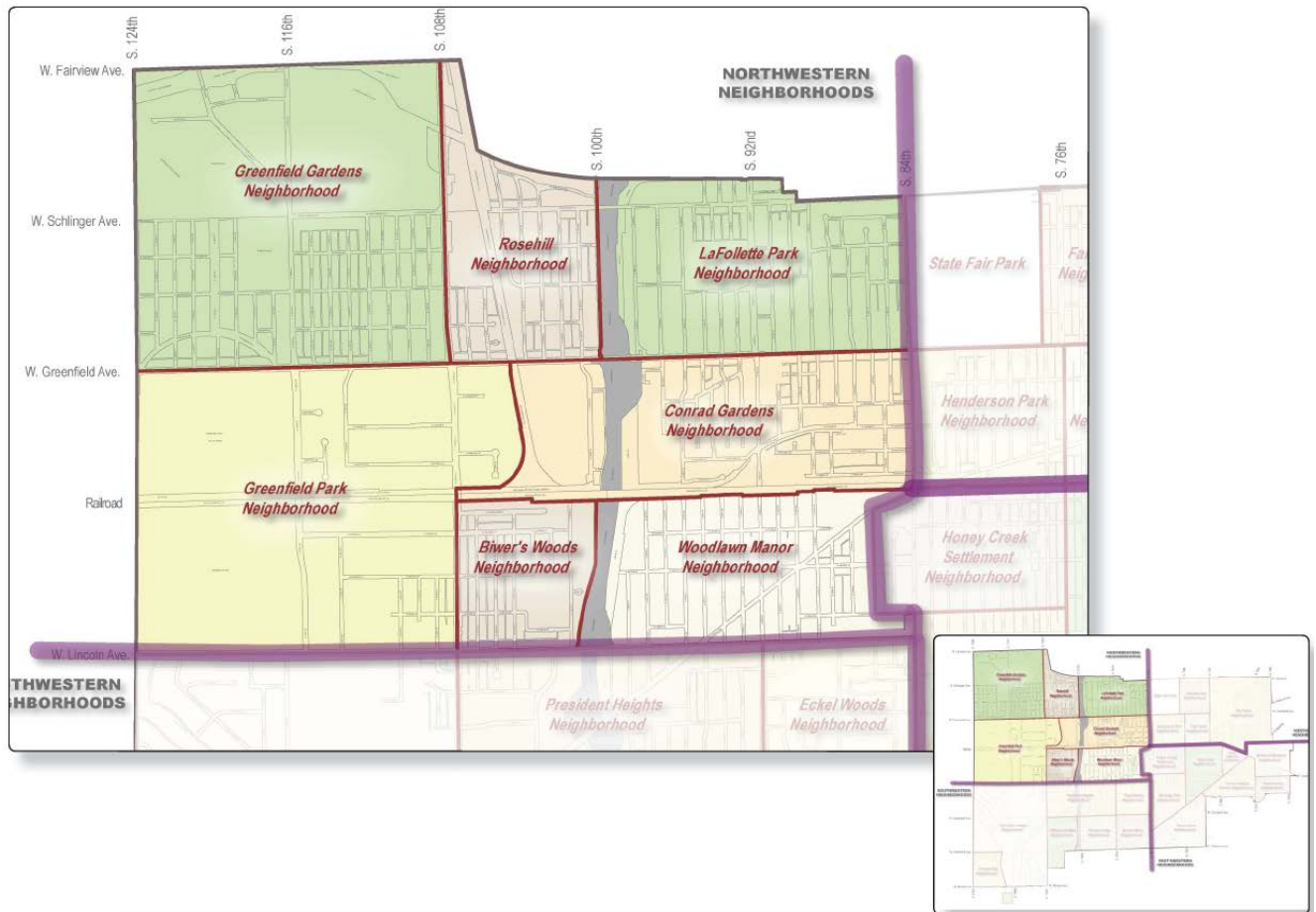
Figure 3-3. West Allis Neighborhoods

Northwestern Neighborhoods

Of note, in 2019 the City conducted a study of the Highway 100/South 108th Street corridor to evaluate the market feasibility of new businesses, and to create a long-term development strategy for the properties in this area. The study focused on the 3.25 mile stretch of Highway 100 that falls within the city limits and the surrounding properties, extending from I-94 to the north, Morgan Street to the south, I-41 to the east, and South 116th Street to the West

The following neighborhoods are in the northwestern quadrant of the City (Figure 3-4).

Figure 3-4. West Allis: Northwestern Neighborhoods



Biwer's Woods Neighborhood

Biwer's Woods is in the west central portion of the City, and is bounded by the railroad on the north, Interstate 894 on the east, West Lincoln Avenue on the south, and Highway 100 on the west. Interstate 894 does not provide access to the neighborhood. The street network is comprised of a traditional grid pattern with some alleys, with two streets terminated in cul-de-sacs. The neighborhood is not served by sidewalks.

Biwer's Woods consists predominantly of single-family residential development on mid-sized lots, with some multi-family residential located along the eastern boundary, adjacent to Interstate 894. Single-family houses in the neighborhood were predominately developed prior to 1970, while the large multi-family development occurred in the 1990s. Irving Elementary School is in the southeastern part of Biwer's Woods and includes play areas for schoolchildren and the public. Open space is also located in the northeastern portion of the neighborhood, and some commercial properties



are located along Highway 100 in the southwestern corner. The Cross Town Connector and Pedestrian Trail is planned to extend along the north side of this neighborhood.

Recommendations

- Create interactive park space at the northeast corner of West Rogers Street and South 102nd Street.
- Improve building aesthetics and access points for commercial properties along Highway 100 at Lincoln Avenue. Encourage WisDOT to allow median planting along Highway 100 to accommodate the residential character to the north.
- Establish the railroad overpass on Highway 100 as a location for Biwer's Woods gateway signage. Travelers on Highway 100 should encounter landscaping and signage to recognize entry into and exit from the neighborhood.
- Consider completing the sidewalk network in the neighborhood.

Concept Areas (See Chapter 9)

- Concept Area 10 – Highway 100 and West Rogers Street Industrial Park abuts the western boundary of the neighborhood.

Conrad Gardens Neighborhood

The neighborhood is bounded by West Greenfield Avenue to the north, South 84th Street to the east, and the Union Pacific railroad line to the south and west. The street network is a combination of the traditional grid pattern and non-traditional street layouts, with sidewalks throughout much of the neighborhood. The Conrad Gardens neighborhood offers a mix of single- and multi- family residential uses on a mix of small and mid-sized lots, as well as institutional, industrial, and commercial uses. Houses in the neighborhood were typically built prior to 1950, with more post-war development occurring in the western area of the neighborhood. The construction of I-894, in 1962, divided the neighborhood, leaving a remnant of residential properties along the east side of South 101st Street, in between the freeway and industrial uses to the west. A long stretch of multi-family residential borders the west side of South 98th Street. The neighborhood also contains three mobile home parks. Commercial activity is focused on the Greenfield Avenue corridor, while South 101st Street provides industrial opportunities. Chr. Hansen, a company focusing on natural ingredient solutions for the food, pharmaceutical, nutritional, and agricultural industries, is located on West Maple Street. Open space in Conrad Gardens includes Reservoir Park, located southwest of West Lapham Street and South 96th Street, and the paved playground at Woodrow Wilson Elementary School between South 88th Street and South 87th Street north of West Orchard Street. The Cross Town Connector and Pedestrian Trail is planned to extend along the south side of this neighborhood.



Recommendations

- Plan for transition of residential to industrial along South 101st Street south of West Greenfield Avenue.
- Explore the potential redevelopment and/or enhancement of the three (3) mobile home parks.
- Coordinate redevelopment efforts with changes to the South 84th Street and West National Avenue intersection, as recommended in this Plan.

- Provide opportunities for a new road and additional industrial and commercial development along West Greenfield Avenue.
- A streetscape plan for West Greenfield Avenue that includes facade renovation, landscaping, and pedestrian amenities along commercial areas.
- Provide a bicycle and pedestrian bridge over Highway 100, adjacent to the Union Pacific RR bridge.
- Limit traffic access/driveways along West Greenfield Avenue, just west of I-894.
- Encourage WisDOT to allow the incorporation of new city-specific signage alongside existing exit signage for West Allis along Interstate 894.

Concept Areas (See Chapter 9)

- Concept Area 13 – South 84th Street, West Greenfield Avenue to West National Avenue.
- Concept Area 12 – South 101-103rd Street and West Greenfield Avenue is in the neighborhood, west of Interstate 894.

Greenfield Gardens Neighborhood

Greenfield Gardens serves as a gateway into West Allis from several directions, as it is in the northwest corner of the city.

The area is bounded by the city limits to the north and west, South 108th Street to the east, and West Greenfield Avenue to the south. Streets form a traditional grid pattern in the residential portion of the neighborhood. The southern half of the neighborhood is residential, with homes on mid-sized lots. West Washington Street, which connects the neighborhood to Walker Elementary School, is one of the only streets in the neighborhood that maintains sidewalks. Housing within the neighborhood was largely built between 1940 and 1979. Greenfield Gardens is home to the City's heaviest industrial park, including Quad/Graphics. Commercial uses and multi-family housing are located along West Greenfield Avenue, and Highway 100 is another commercial corridor. The Hank Aaron State Trail (former Canadian Pacific Railroad) extends through the northern portion of the neighborhood. Milwaukee County's Oak Leaf Trail extends from the Underwood Creek Parkway and runs south into Greenfield Park.

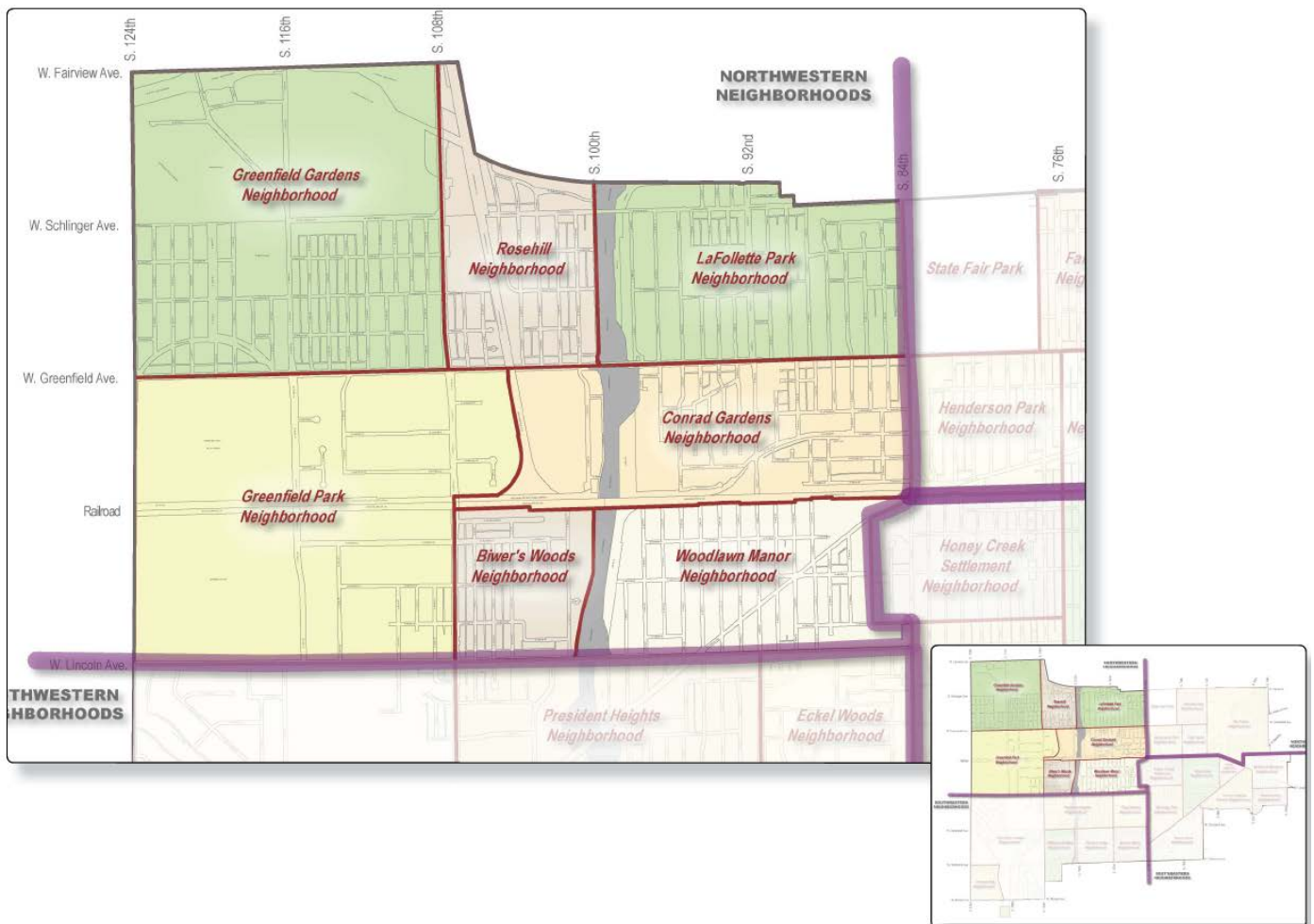


Recommendations

- Encourage commercial facade improvements along West Greenfield Avenue and Highway 100.
- Explore providing cross access roads or seeking other opportunities between private property owners for cross access between sites along Highway 100.
- Consider the redevelopment of industrial properties north and northeast of Rainbow Park and Underwood Parkway.

- Consider roadway and median improvements to West Fairview Avenue and South Curtis Road where both streets intersect the Interstate 94 overpass.

Figure 3-4. West Allis: Northwestern Neighborhoods



- Consider the addition of sidewalks within the neighborhood, potentially along West Theodore Trecker Way between Highway 100 and South 116th Street, and along South 116th Street from West Theodore Trecker Way north to Interstate 94 (where it meets the Hank Aaron State trail).
- Install gateway signage at South 124th Street and West Greenfield Avenue and on Highway 100 where the roadway passes over Interstate 94 to recognize entry into the City of West Allis.

Concept Areas (See Chapter 9)

- Concept Areas 1- NW Industrial Park and 2 – Highway 100 Northern Gateway are in the neighborhood.

Greenfield Park Neighborhood

The Greenfield Park neighborhood is bounded by West Greenfield Avenue to the north, Highway 100 to the east, West Lincoln Avenue to the south and the city limits to the west. The Greenfield Park Golf Course and the park itself comprise the western half of the neighborhood, while the eastern half consists of industrial uses on large lots with numerous truck terminals, interspersed with pockets of single-family and multi-family residential areas, and a commercial corridor along Highway 100. Most streets are laid out in a grid format, delineating large blocks, and sidewalks exist to



serve pedestrians throughout most of the neighborhood. A few cul-de-sacs in the northern section of the neighborhood separate residential and industrial uses. The multi-family housing in the northern and southern portions of the area was developed in the 1970s, 1980s and 1990s. The single-family housing in the southern portion of the neighborhood was developed between 1940 and 1970. The Milwaukee County Oak Leaf Trail continues through this neighborhood to connect the abutting neighborhoods to the north and south.

Recommendations

- Redevelop truck terminals into light industrial/ commercial uses.
- Explore providing frontage roads along Highway 100.
- Consider moving trucking companies from Highway 100 into the industrial park and redevelop Highway 100 frontage with commercial uses.
- Encourage the establishment of a central pool of funds for facade renovations, landscaping, and general site maintenance for neighborhood businesses.
- Install additional landscaping in the medians along West Lincoln Avenue and Highway 100.
- Increase the amount of wayfinding signage available to direct Highway 100 users to the businesses west of the corridor.

Concept Areas (See Chapter 9)

- Concept Area 9 – South 113th Street is located south of West Greenfield Avenue in this neighborhood.
- Concept Area 10 – Highway 100 and West Rogers Street Industrial Park is in Greenfield Park Neighborhood.
- Concept Area 11 – Highway 100 Corridor from West Greenfield Avenue south to the railroad tracks.

LaFollette Park Neighborhood

The LaFollette Park neighborhood is bounded by the city limits to the north, South 84th Street to the east, West Greenfield Avenue to the south, and South 100th Street and Interstate 894 to the west. The streets are arranged in a traditional grid pattern with sidewalks and a small number of alleys. LaFollette Park features predominantly single-family residential on mid-sized lots, and it is in the northern part of West Allis. Housing in this neighborhood was developed prior to 1940 through the 1960s. Some commercial properties are located along South 84th Street, and the area is also home to LaFollette Park, which is located directly in the center of the neighborhood. There is a mix of commercial, residential, and industrial along the northern border, and a commercial corridor along West Greenfield Avenue. A mobile home park is situated along South 84th Street. The Hank Aaron State Trail is planned to extend along the northern edge of the neighborhood.



Recommendations

- Address the mix of commercial and industrial sites along the north border of the neighborhood with site improvements and potential rezoning.
- Encourage facade improvements to commercial properties along West Greenfield Avenue and South 84th Street.
- Explore the redevelopment of the mobile home park, potentially consolidating the site with adjacent parcels.
- Capitalize on the location of the parkland in the center of LaFollette Park. Install park features and encourage ongoing activities that draw neighbors to the site on a regular basis.
- Install pedestrian crossings along South 84th Street to encourage safe connections between the LaFollette Park neighborhood and the State Fair grounds.
- Install a sidewalk on the east side of South 84th Street from West Greenfield Avenue north to West Schlinger Avenue.
- Construct gateway features at South 84th Street, just south of the Pettit Center, that welcome visitors to the City of West Allis.
- Encourage design features along South 84th Street that establish the corridor as a pedestrian-oriented street, including landscaping and streetscape features.

Concept Areas (See Chapter 9)

- Concept Area 3 – West Schlinger Avenue is in LaFollette Park.
- Part of Concept Area 4 – State Fair Park Gateway includes the eastern side of the neighborhood along South 84th Street.

Rosehill Neighborhood

Rosehill is located east of South 108th Street in the northern portion of West Allis. The neighborhood is generally bounded by the city limits on the north, South 100th Street and Interstate 894 on the east, West Greenfield Avenue on the south, and South 108th Street on the west. Streets are mostly arranged in a traditional grid pattern with some alleys. The neighborhood maintains sidewalks north of West Schlinger Avenue and near Madison Elementary School. There is also a pedestrian underpass at West Washington Street under the Union Pacific Railroad. The Hank Aaron State Trail extends along the northern edge of the neighborhood.



The area is home to single-family residences on mid- sized lots, Madison Park, a commercial and light industrial corridor along the east side of Highway 100, and a mobile home park along Highway 100. Houses north of West Schlinger Avenue were developed prior to 1940, and the remainder of the area was developed in the 1940s and 1950s. The area lies just southwest of the Zoo Interchange and homes may be removed or affected by its reconstruction.

Recommendations

- Ensure that the proper standards for mobile home maintenance are being enforced in the area.
- As part of site and /or use changes encourage cross access between properties and/or the addition of frontage roads to Highway 100.
- Encourage the redevelopment of low-lying warehousing/commercial properties along the northwest section of Highway 100.
- Encourage the redevelopment of the mobile home park.
- Install gateway signage at South 108th Street where it meets the city limits to recognize entry into the City of West Allis.

Concept Areas (See Chapter 9)

- Part of Concept Area 2 – Highway 100 Northern Gateway is in the neighborhood.

Woodlawn Manor Neighborhood

The Woodlawn Manor neighborhood is located east of Interstate 894 just south of the Union Pacific railroad line and north of West Lincoln Avenue. The neighborhood's eastern boundary consists of West National Avenue, South 86th Street and South 84th Street. Streets are arranged in a traditional grid pattern, with alleys on very few streets. Sidewalks have been developed throughout the neighborhood. Land uses are primarily single-



family and two-family residential, with a commercial corridor along West National Avenue and some multi-family developments. The housing stock was developed prior to 1960 and is situated on smaller sized lots. A large senior housing facility is located on West National Avenue. In the east end of the neighborhood there is a light industrial area north of West National Avenue, and Central High School is in the southeast corner of the neighborhood. In 2012, bike route signage was installed throughout the City including this neighborhood which is featured as part of the on-street portion of the Cross Town Connector trail that extends along the north side of this neighborhood.

Recommendations

- Encourage facade improvements/grants to commercial buildings along West National Avenue and West Becher Street
- Encourage the redevelopment of the light industrial area north of West National Avenue on the east end of the neighborhood.
- Improve the South 92nd Street overpass at the Union Pacific railroad line to include lighting and pedestrian-scaled features.

Concept Areas (see Chapter 9)

- Part of Concept Area 21 – Honey Creek Redevelopment is in Woodlawn Manor.

Northeastern Neighborhoods

Figure 3-5 shows the neighborhoods within the northeastern quadrant of the City

City Center Neighborhood

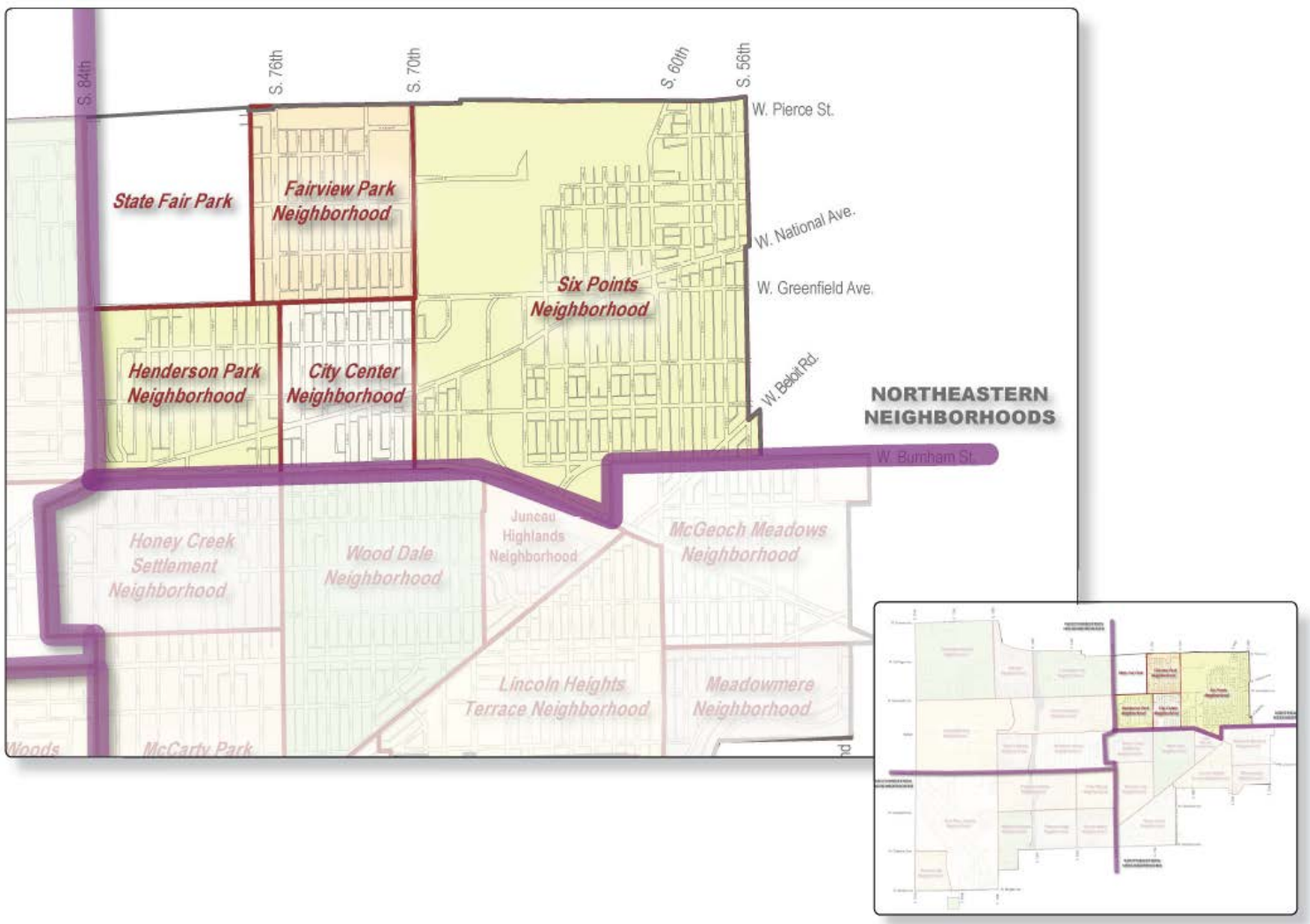
The City Center neighborhood is a prominent area in West Allis, supporting various civic uses including the library, senior center, health department, City Hall, and Fire Station #1. The neighborhood features several new downtown facades, and the City Hall Centennial Plaza. Containing the southern half of the downtown, the area is bounded by West Greenfield Avenue to the north, South 70th Street to the east, the Union Pacific railroad line to the south, and South 76th Street to the west. Streets in this neighborhood are arranged in a traditional grid pattern, supporting sidewalks and an alley system. The area was developed prior to 1940 and land uses include single-family residential on small lots, multi-family residential, commercial (retail and entertainment), municipal parking lots, institutional, and light manufacturing along the railroad. Considered part of the “downtown” for West Allis, the mix of uses is critical to the identity of the area.

Recommendations

- Continue Commercial façade grants for facade improvements to downtown buildings.
- Encourage shared and/or underground parking to alleviate the need for surface parking lots.
- Encourage the exploration and use of sustainable, pervious paving and stormwater management best practices in parking lots.
- Maintain existing crosswalks and as part of future Capital Improvement projects consider the installation of more durable/lasting pedestrian crossings located on West Greenfield Avenue and South 70th Street to alleviate the potential conflict between high vehicle traffic and pedestrians.

- As part of the Capital Improvement process provide improvements to the alley system throughout the downtown.
- Coordination with Milwaukee County Transit System and the Business Improvement District on relocation and/or consolidation of bus stops.
- Provide way-finding signage downtown, to municipal parking lots and civic buildings.
- Re-examine the use of one-way streets.
- Provide uniform streetscaping along West National Avenue
- Re-examine signal placement and timing downtown.
- Enhance public gathering space and/or opportunities for business to offer outdoor seating and connection between West Greenfield Avenue and municipal parking lots.
- See Chapter 10 for additional downtown recommendations.

Figure 3-5. West Allis: Northeastern Neighborhoods



Fairview Park Neighborhood

Containing the north half of Downtown West Allis, Fairview Park is bounded by the city limits to the north, South 70th Street to the east, West Greenfield Avenue to the south, and South 76th Street to the west. South 70th Street is a gateway corridor into West Allis. The neighborhood is located just east of State Fair Park and contains single-family residential on smaller sized lots, with industrial uses along the north city limit. Commercial uses are located along South 70th Street and West Greenfield Avenue, and are interspersed with municipal parking lots. Houses in this neighborhood were developed prior to 1940. McKinley Playground is in the eastern portion of Fairview Park neighborhood along South 72nd Street. Two advanced education centers, Milwaukee Area Technical College (MATC) and Lakeland College, are in this neighborhood. The streets are arranged in a traditional grid pattern, supporting sidewalks and an alley network. New facades adorn portions of the downtown area. Considered part of the “downtown” for West Allis, the existing mix of uses is critical to the identity of the area.



Recommendations

- Continue to implement the facade renovation program for the commercial properties along West Greenfield Avenue.
- Encourage the implementation of traffic-calming devices along West Greenfield Avenue to allow for a reduction in speeding and increased visibility for commercial storefronts.
- Study the potential impacts of the proposed “Texas U-Turn” on South 76th Street.
- Continue code enforcement.
- Provide way-finding signage to municipal parking lots and civic buildings.
- Re-examine the use of one-way streets.
- Re-examine signal placement and timing downtown.
- Enhance connection between West Greenfield Avenue and municipal parking lots.
- Study parking issues for Lakeland College and MATC.
- Encourage shared underground parking to elude the need for surface parking lots.
- Study potential upgrades in transit options (Bus Rapid Transit-BRT or light rail).
- Study the underutilized intersection of South 76th Street and West Greenfield Avenue for a possible roundabout.
- Consider the installation of brick pavers or stamped concrete where pedestrian crossings are located on West Greenfield Avenue to highlight the crossing areas and provide aesthetic value to the streetscape.
- See Chapter 10 for additional downtown recommendations.

Concept Areas (See Chapter 9)

- Concept Area 6 – South 76th Gateway is at the northern edge of the neighborhood.

- Concept Area 7 – South 70th Street Gateway corridor is along the eastern boundary of the neighborhood.

Henderson Park Neighborhood

The Henderson Park neighborhood is bounded by West Greenfield Avenue on the north, South 76th Street on the east, the Union Pacific railroad tracks on the south and South 84th Street on the west. Streets are arranged in a traditional grid pattern with sidewalks and some alleys. The neighborhood consists predominantly of single-family residential on smaller sized lots, with higher- intensity commercial located along the edges of the neighborhood. The housing stock in this neighborhood was developed prior to 1940. Some light industrial properties are in the southwestern portion of the area with commercial corridors along South 84th Street, 81st Street, West National Avenue, and West Greenfield Avenue.



This neighborhood has experienced some significant redevelopment starting in 2008-09 with the completion of the Heritage Senior Living complex which replaced a bus fleet parking lot along West National Avenue in what was termed the Pioneer redevelopment area (Tax Incremental District 9). More redevelopment efforts included the demolition of a vacant Milwaukee Gray Iron Foundry (MGI), a restaurant (Mykonos) and a multi-tenant retail building along South 84 Street. The redevelopment opportunity included the creation of Tax Incremental District 11 and laid the groundwork for the City to competitively market the area for what has included the construction of a new hotel and banquet center (Hampton Inn and Suites) and completion of Element 84 apartments which also includes a commercial lease space on the ground floor.

Other notable achievements:

2014 - constructed a Skate Park within Joyce Ann Radtke Park. This park opened in the Fall of 2014 and is located at the northeast corner of South 84th Street and West National Avenue.

- 2016 - National Avenue corridor plan, civic engagement, and economic incentives.
- 2017 - The City improved several parks over the past 10 years, one of which Radtke park at South 84 Street and West National Avenue, now features a public (Radtke) Skate Park.
- 2018-20 - National Ave streetscaping capital improvements (phased approach between 2018-2020).

Recommendations

- Encourage property consolidation and redevelopment along the eastern edge of South 84th Street.
- Redevelop light industrial block along South 83rd Street, between West Lapham Avenue and West National Avenue; consider vacation or narrowing of South 83rd Street.
- Encourage facade improvements along South 84th Street, South 81st Street, West Greenfield Avenue, and West National Avenue.
- Update streetscaping along South 84th Street and West Greenfield Avenue to create a more

vibrant neighborhood identity.

- Consider improvements to the intersection of South 84th Street and West National Avenue that would promote left turns from the southbound lanes of South 84 Street
- Install pedestrian crossings across West Greenfield Avenue between Henderson Park and the State Fair grounds to allow for safe connections between the north and south sides of the roadway.

Concept Areas (See Chapter 9)

- Concept Area 13 – West Greenfield Avenue and South 84th Street at the western side of the neighborhood.
- Concept Areas 5 – Milwaukee Mile, north of West Greenfield Avenue adjacent to the State Fair.
- Concept Area 14 – West Hicks Street, just south of the neighborhood along the railroad.

Six Points Neighborhood

The Six Points neighborhood is a prominent area in West Allis. Although located in the northeast corner of the City, Six Points is considered - along with the City Center neighborhood - to be the core of West Allis. The neighborhood is bounded by the city limits on the north and east, the Union Pacific railroad line and West Burnham Street on the south, and South 70th Street on the west. The street network is arranged in a



traditional grid pattern, and streets are served by sidewalks and alleys. The neighborhood contains many arterial roadways and corridors and is named for the six-point intersection of Greenfield Avenue, West National Avenue and South 62nd Street. The neighborhood contains a mix of single-family and multi-family residential on the east, and industrial properties on the south and north ends. Large office complexes and higher education institutional uses are in the corridor along South 70th Street, and there is a large retail area in the center of the neighborhood on West Greenfield Avenue. The housing in this neighborhood was developed prior to 1940 and is situated on smaller-sized lots. Six Points is also home to the Farmers Market, Horace Mann Elementary School, and the West Allis Towne Centre. Several major arterials are undergoing streetscape improvements, the Hank Aaron State Trail is planned to extend along the northern edge of the neighborhood, and the Cross Town Connector Trail is accessible on city streets within this neighborhood.

Six Points has been home to several major redevelopment projects, including:

- The West apartments and Aurora Medical Clinic – North of National Avenue and south of Greenfield Avenue on the former site of Pressed Steel Tank, a new 177 unit apartment building and 20,000-sf medical clinic was completed in 2018-2019.
- Summit Place - 650,000 square feet of new, Class A office space converted from the former Allis-Chalmers Manufacturing Company.
- Six Points Apartments - over 600 new residential units planned for development, with 182 built

as of 2009. New commercial will occupy the first floor.

- Six Points East Condominiums - 42 condos are built and are scheduled to be occupied by the spring of 2010. New commercial will occupy the first floor.
- Farmers Market - \$2 million in public investment went to refurbish this historic icon, which is Wisconsin's oldest running outdoor farmers market.
- West Allis Towne Centre - \$15 million redevelopment/reimaging of the shopping center that was once part of the former Allis- Chalmers Manufacturing Company.

Recommendations

- Continue the redevelopment of the Six Points Farmers Market redevelopment area.
- Redevelop industrial properties along West Mitchell Street.
- Encourage commercial facade improvements and grants along South 60th Street, West Greenfield Avenue, and West National Avenue
- Promote investment in the Paradise Theater and neighboring properties.
- Facilitate the development of a business improvement district.
- Consider intersection improvements to accommodate vehicular traffic, bicyclists, and pedestrians at South 62nd Street, West Greenfield Avenue, and West National Avenue (Six Points). The intersection has seen and will see increased traffic because of new mixed use and multi-family developments.
- Redevelop underutilized properties within the district in a manner that complements the neighborhood's traditional and pedestrian oriented character.
- Continue to encourage mixed-use development near the Six Points intersection where vacant lands are available for redevelopment.
- Design gateway feature and streetscaping improvements at the South 60th Street northern city limit, and on West Greenfield and West National Avenues at the eastern city limits.
- Consider the installation of brick pavers or stamped concrete where pedestrian crossings are located on West Greenfield Avenue and South 70th Street to alleviate the potential conflict between high vehicle traffic and pedestrians.
- Promote the development of a creative signage district at the Six Points intersection.
- Upgrade wayfinding signage within the neighborhood.
- Capitalize upon the use of transit within the neighborhood.
- Promote the addition of shared parking.
- Establish pedestrian guidelines and development standards in the neighborhood, possibly creating a "pedestrian improvement zone."
- Clean-up the railroad spur from the Union Pacific line to the northern city limits and investigate the future potential of a pedestrian and bicycle-oriented corridor.
- Create a targeted housing rehabilitation program to address housing blight conditions.
- Initiate a pilot program to convert absentee- owned duplexes to encourage owner occupancy.

Concept Areas (See Chapter 9)

- Concept Areas in this neighborhood include all or parts of:
- Concept Area 7 – South 70th Street Gateway
- Concept Area 8 – West Washington Street Extension
- Concept Area 15 – Paradise Theater Area Redevelopment
- Concept Area 16 – South 68th Street and West Mitchell Street
- Concept Area 17 - South 68th Street and West Mitchell Street
- Concept Area 19 – South 60th Street and West Beloit Road

Southwestern Neighborhoods

In 2019 the City conducted a study of the Highway 100/South 108th Street corridor to evaluate the market feasibility of new businesses, and to create a long-term development strategy for the properties in this area. The study focused on the 3.25 mile stretch of Highway 100 that falls within the city limits and the surrounding properties, extending from I-94 to the north, Morgan Street to the south, I-41 to the east, and South 116th Street to the West.

The following neighborhoods are in the southwestern quadrant of the City (Figure 3-6).

Brosen Manor Neighborhood

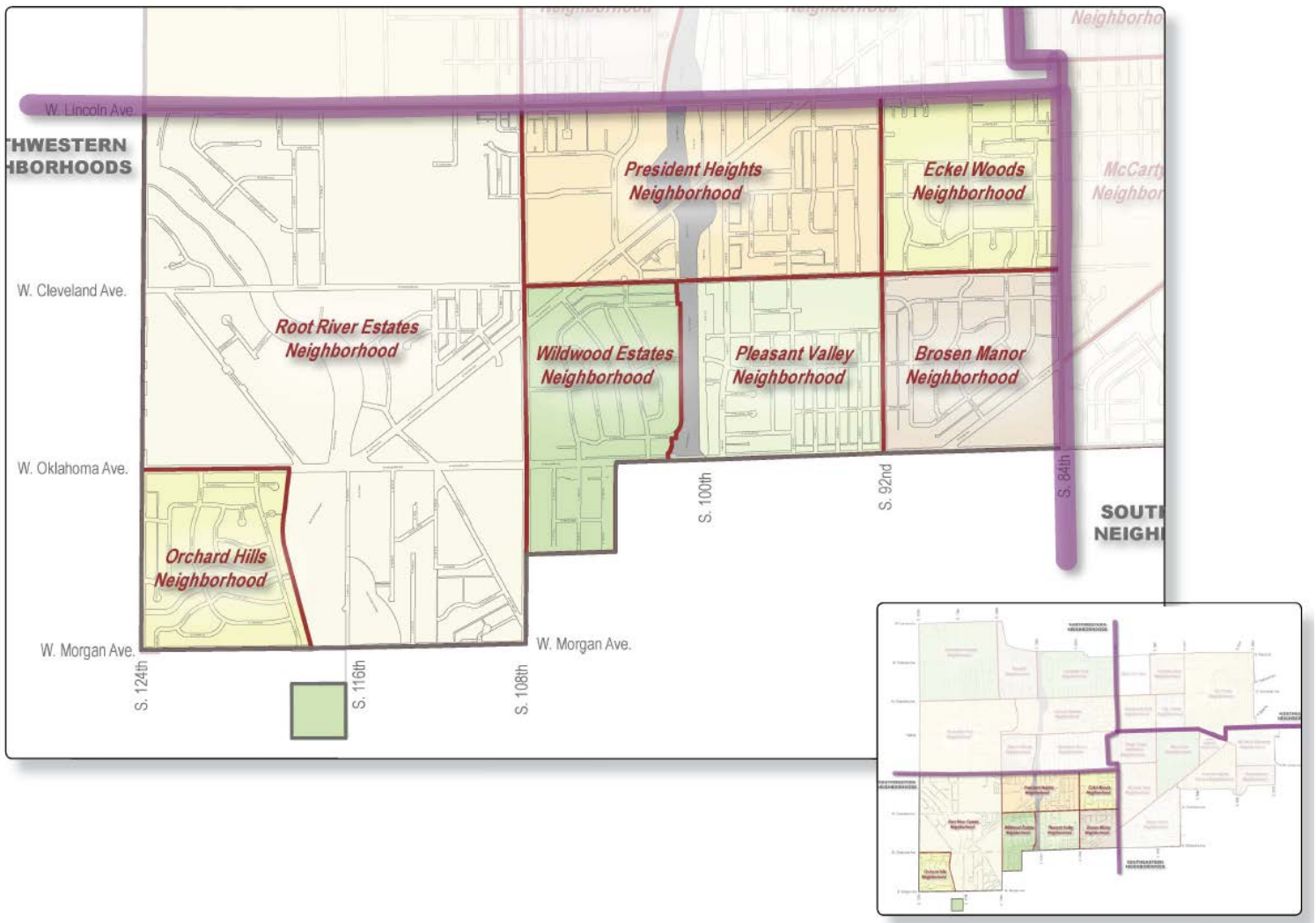
Brosen Manor sits at the southern border of the city, bordered by West Cleveland Avenue on the north, South 84th Street to the east, West Oklahoma Avenue on the south, and South 92nd Street on the west. Brosen Manor is mostly single-family residential on mid-sized lots and includes multi-family developments at Village Manor Park in the southeast portion of the neighborhood. The street network is not a traditional grid pattern; rather the interior streets in the neighborhood tend to be curvilinear with sidewalks, but without alleys. Houses in this neighborhood were predominantly built in the 1940s. Commercial and additional multi-family properties are located along West Oklahoma Avenue between South 92nd Street and West Beloit Road.



Recommendations

- Preserve the architectural integrity of older single-family homes along collector streets within Brosen Manor.
- Maintain and consider future completion of sidewalk network with scheduled street construction.

Figure 3-6. West Allis: Southwestern Neighborhoods



Eckel Woods Neighborhood

Eckel Woods is a predominantly single-family residential neighborhood bounded by West Lincoln Avenue on the north, South 84th Street on the east, West Cleveland Avenue on the south, and South 92nd Street on the west. The streets are arranged in a non-traditional pattern with some curvilinear forms. The neighborhood is connected for pedestrians with sidewalks. The area is home to the Aurora West Allis Medical Center, and the Women's Pavilion, one of the leading women's health care facilities in the Milwaukee area. The



neighborhood also includes limited commercial uses located at prominent intersections. Single-family homes in the neighborhood were typically developed in the 1950s and 1960s and are located on mid-sized lots. Multi-family residential is located near the hospital.

Recommendations

- Encourage the implementation of facade renovations for the commercial properties along West Cleveland Avenue just west of South 84th Street.
- Provide additional parking for the hospital.
- Work with the hospital to coordinate vision for future expansion needs.
- Explore traffic calming measures on West Arthur Avenue and South 88th Street for hospital traffic.

Concept Areas (See Chapter 9)

- Concept Area 23 – Aurora West Allis Medical Center is in the neighborhood.

Orchard Hills Neighborhood

Orchard Hills is generally bounded by West Oklahoma Avenue on the north, the Root River Parkway on the east, West Morgan Avenue on the south, and South 124th Street on the west. Streets are arranged in a non-traditional pattern and do not contain alleys. Sidewalks have been developed in approximately half of the neighborhood, often on one side of the street. The Orchard Hills neighborhood serves as the southwestern gateway into West Allis. The predominantly single-family residential neighborhood is bounded by the Root River Parkway on the eastern edge of the neighborhood, and multi-family developments near South 124th Street and West Oklahoma Avenue. Houses in this neighborhood were built in the 1960s and 1970s and are situated on mid to larger sized lots.



Recommendations

- Encourage redevelopment at South 116th Street and West Morgan Avenue.
- Maintain the pathway between the Root River Parkway and South 119th Street just south of West Ohio Avenue. Encourage use of the pathway by bicyclists and pedestrians.
- Establish gateway features on West Morgan Avenue at South 124th Street and West Oklahoma Avenue at South 124th Street that identify entry into West Allis.
- Consider completing sidewalk network in the neighborhood.

Pleasant Valley Neighborhood

Pleasant Valley is bounded by West Cleveland Avenue on the north, South 92nd Street on the east, West Oklahoma Avenue on the south, and South 101st Street on the west. Streets are arranged mostly in a

traditional grid pattern, with some cul-de-sacs. The neighborhood has a complete sidewalk network, and some streets are served by alleys.

The neighborhood sits in southcentral West Allis, and includes single-family residential on mid-sized lots, the Interstate 894 corridor, multi-family, and commercial uses along West Oklahoma Avenue, and the Frank Lloyd Wright Intermediate School on West Cleveland Avenue. Houses were predominately built in the 1950s. The Pleasant Valley restaurant is situated in the middle of a residential neighborhood. In the winter holiday season, the southeastern portion of this neighborhood is known as “Candy Cane Lane,” whose tradition of decorations has become an area attraction and fundraising entity.



Candy Cane

Recommendations

- See the general neighborhood recommendations table at the end of this section.
- Maintain existing pedestrian bridge over I-894.

President Heights Neighborhood

President Heights is generally bounded by West Lincoln Avenue to the north, South 92nd Street to the east, Cleveland Avenue to the south, and South 108th Street to the west. The neighborhood has a diverse character. It spans the Interstate 894 corridor in the southwestern quadrant of West Allis. The neighborhood is also home to a significant portion of the West National Avenue corridor. Land uses include single-family and multi-family residential, industrial, commercial, and institutional.



The residential section in the east contains a mix of traditional grid and non-traditional patterns, with some cul-de-sacs and some alleys. The commercial section contains some large parcels with some big box retail along Highway 100, and car dealerships along West Hayes Avenue and West Arthur Avenue. South 102nd Street is home to several office complexes. With few exceptions, the neighborhood is served by sidewalks. Houses in this neighborhood were typically developed in the 1950s and 1960s and are located on mid-sized lots.

Recommendations

- Maintain big box architectural regulations.
- Study the addition of frontage roads along Highway 100.
- Explore the potential redevelopment of car dealership sites.
- Encourage facade improvements to the Wehr Building.

Concept Areas (See Chapter 9)

- Concept Area 22 – South 106th Street and West Arthur Avenue is in President Heights.

Root River Estates Neighborhood

The Root River Estates neighborhood is nestled between the city limits and South 108th Street in the southwestern part of West Allis. Its northern and southern borders are generally West Lincoln Avenue and Morgan Avenue, respectively. The street pattern is not a traditional grid, and there are no alleys. Sidewalks are very limited within the neighborhood and are located mainly in commercial areas and near Nathan Hale High School. The West Allis Police and Court Center is also located in this neighborhood. The Root River Parkway traverses the neighborhood from the northwest to the southeast and is the main natural feature in this area. The parkway is part of the Oak Leaf Trail, which is a popular recreational amenity within the region for walking and biking.



Root River Estates is a mix of single-family residential on larger sized lots, some multi-family and condominium developments, open space, and commercial lands along South 108 Street (Highway 100), which include big box retail, national chain stores, and car dealerships. The commercial corridor experiences high traffic volumes. Housing in this neighborhood ranges in age of origin from the 1940s to the 1970s. Newer housing and condominium development has occurred in the southeastern section since the 1990s.

Recommendations

- Study the addition of frontage roads along Highway 100.
- Maintain big box architectural regulations.
- Investigate low-density residential possibilities for redevelopment around South 112th Street and West Montana Avenue.
- Encourage the establishment of a business association that oversees a central pool of funds for facade renovations, landscaping, and general site maintenance for neighborhood businesses.
- Increase the amount of wayfinding signage available to direct Highway 100 users to the businesses west of the corridor.
- Develop pedestrian-friendly amenities within the Root River Parkway, including tot-lot and associated recreation facilities.
- Consider completing sidewalk network in the neighborhood.

Concept Areas (See Chapter 9)

- Concept Areas 25 – West Oklahoma Avenue and South 122nd Street and 26 – former HUB Chrysler are in the neighborhood which has since been partially redeveloped for various retail uses.

Wildwood Estates Neighborhood

Wildwood Estates is nestled in the southwest portion of West Allis. The neighborhood is generally bounded by West Cleveland Avenue on the north, South 101st Street and the city limits to the south and east, and South 108th Street on the west. Streets are more curvilinear than a traditional grid form, alleys are present in one area along West Cleveland Avenue, and the neighborhood has a complete sidewalk network along and north of West Oklahoma Avenue. Wildwood Estates is home to single-family residential on mid-sized lots, some multi-family developments, and a commercial corridor along Highway 100, which contains strip malls, national retail chains, and a cluster of financial institutions. The neighborhood was largely developed in the 1950s, although the area south of West Oklahoma Avenue contains a mix of development from between the 1960s and 1990s.



Recommendations

- Study the addition of frontage roads along Highway 100.
- Install gateway signage on South 108th Street where it crosses the city boundary to recognize entry into West Allis.

Southeastern Neighborhoods

The following neighborhoods are in the southeastern quadrant of the City (Figure 3-7):

Honey Acres Neighborhood

The Honey Acres neighborhood is bounded by West Beloit Road to the north, the parcels abutting the east side of South 72nd Street to the east, West Oklahoma Avenue to the south, and 84th Street to the west. This neighborhood shares its southern and eastern borders with the City of Milwaukee. The street network, which includes several cul-de-sacs, contains curvilinear streets that reflect the layout of the Honey Creek Parkway. A mix of streets with sidewalks and a few alleys, the area is predominantly single-family residential on larger to mid-sized lots, with some multi-family residential along Beloit Road and West Oklahoma Avenue. The area



consists of housing that was largely developed in the 1940s and 1950s, with some additional development in the 1960s. Beloit Road Housing, an Independent Senior Living facility opened to persons 55 and older.

It is located at the southwest corner of South 72nd Street and West Beloit Road. Commercial nodes are located at intersections of South 76th Street with West Beloit Road and West Oklahoma Avenue. The Honey Creek Parkway dissects the center of the neighborhood and is a popular corridor for various recreational activities within the area. Klentz Park is in the northeastern corner of Honey Acres. Klentz Park was renovated in 2019 with new play equipment, walking paths, a ball field and furniture.

Figure 3-6. West Allis: Southeastern Neighborhoods



Recommendations

- Explore the re-establishment of Honey Creek to its natural state by encouraging the removal of the concrete basin and replanting around the waterway.
- Continue to incorporate pedestrian-friendly features and encourage facade renovations within commercial developments in the neighborhood, such as at the intersection of South 76th Street and West Beloit Road and West Oklahoma Avenue and South 76th Street.
- Consider additional landscaping in the medians of West Beloit Road and West Oklahoma Avenue to establish more aesthetically pleasing boulevards along the neighborhood edges.
- Consider the designation of a historic district within the neighborhood for already-identified

eligible areas.

Honey Creek Settlement Neighborhood

The Honey Creek Settlement neighborhood is bounded by the Union Pacific railroad line to the north, South 76th Street to the east, West Grant Street to the south, and West National Avenue and South 86th Street to the west. This area represents the original settlement of the City, and a historic walking tour has been created to showcase its history. Streets are arranged in a traditional grid pattern, with sidewalks and some alleys. The neighborhood sits near the center of West Allis and includes many civic features in the northwest portion of the neighborhood, including the historical society, Honey Creek



History lesson at Honey Creek Park

Log School House, and the Honey Creek Cemetery. Honey Creek Settlement is mostly single-family and duplex residential on smaller sized lots, with industrial properties bordering the northern edge of the neighborhood adjacent to the railroad. The housing supply in this neighborhood was mostly developed prior to 1940, much of which occurred prior to the City's founding and is among the oldest in the City. West Becher Street traverses center of the neighborhood from west to east and contains some commercial and mixed uses.

Recommendations

- Encourage facade improvements along West Becher Street.
- Investigate the potential for opening the buried Honey Creek within the neighborhood.
- Address the South 84th Street and West National Avenue intersection.
- Encourage the adaptive reuse of the Douville mansion on South 84 Street and West Burnham Street.
- Capitalize on the location of existing civic features by creating and maintaining pedestrian, bicycle, and vehicular connections within the neighborhood.
- Utilize the school grounds as an open space linkage for pedestrians and bicyclists between the Central West National Avenue Corridor and the West Becher Street Arterial.
- Ensure that appropriate open space buffers exist between residential properties and the industrial area in the northern portion of the neighborhood.
- Review existing standards for Wisconsin's Safe Routes to School program to ensure that Central, Dottke Alternative School and Franklin Elementary School students have safe access to each site throughout the Honey Creek Settlement neighborhood.
- Consider the adaptive reuse of the former industrial parcel at the northwest corner of South 76th Street and West Hicks Street, possibly into a skate park.

Concept Areas (See Chapter 9)

- Concept Area 14 – West Hicks Street is located mostly within the neighborhood.

Juneau Highlands Neighborhood

The Juneau Highlands is an historic neighborhood located in the east central part of West Allis. The area is bounded by the Union Pacific railroad line to the northeast, West Beloit Road to the southeast, and South 67th Place to the west. The streets are not arranged in a traditional grid pattern, have sidewalks, and most have alleys. Single-family residential on smaller to mid-sized lots is in the southern portion of the neighborhood, with undeveloped lands and industrial properties to the north. There is also some commercial and multi-family housing along West Beloit Road. The housing within this neighborhood was built in the early 20th century, and much of it is considered historic.

Civic features are located among undeveloped lands, including Fire Station #2, Fire Station Tower, the public works garage, shop, and yard, and the salt dome. One undeveloped parcel along the railroad is City-owned and is being marketed for light industrial.

Recommendations

- As vacant properties are developed, install buffer features between those properties and the residential areas to the south and west.
- Redevelop City-owned parcel at 1960 South 67th Place into a light industrial use.
- Designate the neighborhood to the State and National Register of Historic Places. Encourage the utilization of tax credits once the neighborhood is listed.

Concept Areas (See Chapter 9)

- Concept Area 18 – 1960 South 67th Place Industrial Park located in the neighborhood, south of the railroad.

Lincoln Heights Terrace Neighborhood

Lincoln Heights Terrace is bounded by the Union Pacific railroad line to the north, South 60th Street to the east, the city limits south of the parcels along West Arthur Street to the south and West Beloit Road to the northwest. It is a largely a single-family and two-family residential neighborhood, with homes on smaller sized lots. Streets are arranged in a traditional grid pattern, with sidewalks and alleys. West Lincoln Avenue traverses the center of the neighborhood from east to west. Homes north of West Lincoln Avenue were developed prior to 1940, and the remainder of the neighborhood was developed through the 1940s. Lincoln Heights Terrace includes parkland along the east side of South 68th Street. Several commercial



properties are located along West Lincoln Avenue and St. Rita's church is located at the corner of 60th Street and West Lincoln Avenue.

Recommendations

- Establish a facade renovation program for the commercial properties located near the intersection of West Beloit Road and West Lincoln Avenue.
- Consider roadway and aesthetic improvements to South 60th Street throughout the neighborhood, including paving, landscaping, and gateway signage.
- Implement Safe Routes to School standards throughout Lincoln Heights Terrace.
- Explore methods to reduce the amount of asphalt surface at Longfellow Elementary School.

McCarty Park Neighborhood

The McCarty Park neighborhood is named for the large County park located in the south-central portion of the area. The neighborhood is bounded by West Grant Street on the north, South 76th Street on the east, West Beloit Road on the south, and South 84th Street on the west. Streets are arranged in a traditional grid pattern with sidewalks and alleys. The area surrounding the park contains mostly single-family and duplex residential on smaller and mid-sized lots, with some commercial properties along West Lincoln Avenue. Houses in the neighborhood were built prior to and throughout the 1940s.



Recommendations

- Capitalize on the location of McCarty Park by working with the McCarty Park Watch to market the area as a local attraction and encourage ongoing activities that draw community members to the park on a regular basis.
- Restore the Honey Creek Parkway to its natural state by encouraging the removal of the concrete basin and replanting around the waterway.
- Utilize landscaping at the intersections of South 76th Street and South 84th Street along West Lincoln Avenue to soften the appearance of the two gas stations that bookend South 76th Street, the garage on the southeast corner of South 84th and West Lincoln, and the ice cream stand at the northwest corner South 84th and West Lincoln.

Concept Areas (See Chapter 9)

- Part of Concept Area 24 – South 76th Street and West Beloit Road is in the McCarty Park neighborhood.

McGeoch Meadows Neighborhood

The McGeoch Meadows neighborhood is generally bounded by West Burnham Street to the north, the city limits to the east, West Lincoln Avenue to the south, and South 62nd Street and South 60th Street to the west. Streets are arranged in a traditional grid pattern with sidewalks and alleys. The eastern area of this neighborhood is comprised of larger block sizes to accommodate the existence of large industrial sites. The area is home to a diverse mix of uses from industrial properties along the entire eastern edge to single-family residences on smaller sized lots. Most of the housing in this neighborhood was developed prior to 1940. There is a commercial corridor along West Lincoln Avenue, and a local commercial node at South 60th Street and Burnham Street. An additional industrial area is bounded by South 60th Street, South 62nd Street, West Beloit Road, and West Burnham Street. In the center of the neighborhood is the Union Pacific railroad line, which runs northwest southeast through the area. McGeoch Meadows has seen recent private-sector redevelopment of industrial properties, and additional opportunities for redevelopment exist, such as the Milwaukee Plating Engineering property and the Unit Drop Forge parking lot.



Recommendations

- Utilize the redevelopment plans established for the concept areas and arterials located within McGeoch Meadows.
- Encourage facade improvements along West Lincoln Avenue, West Burnham Street, and South 60th Street.
- Encourage redevelopment at South 60th Street and West Burnham Street.
- Redevelop the Milwaukee Plating Engineering property.
- Work with Unit Drop Forge on measures to dampen vibrations in the neighborhood.
- Implement streetscaping improvements on West Burnham Street and South 60th Street.

Concept Areas (See Chapter 9)

- Most of Concept Area 19 – South 60th Street and West Beloit Road is in McGeoch Meadows.

Meadowmere Neighborhood

Meadowmere is in the southeast corner of West Allis. The neighborhood is bounded by West Lincoln Avenue to the north, the city limits to the east and south, and South 60th Street to the west. The Kinnickinnic River Parkway runs along the southern edge of the neighborhood and is a popular corridor for recreational activities, including walking, running, and bicycling. Streets in the northern portion of the neighborhood are comprised of a traditional grid while the streets in the southern portion are laid out in a curvilinear pattern, mimicking the parkway. Much of the neighborhood contains sidewalks and alleys. The neighborhood consists mostly of single-family residential on mid to larger sized lots, with multi-family developments located in the northeastern portion of the neighborhood. Houses in the northern portion of the neighborhood were developed prior to 1950, while homes along the parkway were developed in the 1950s. This neighborhood contains the highest concentration of historically eligible homes in the city. West Rita Drive in this neighborhood was recognized as one of the metro area “sweet spots” by Milwaukee Magazine.



Recommendations

- See the general neighborhood recommendations table at the end of this section.

Wood Dale Neighborhood

The Wood Dale neighborhood is located just south of the City Center and the Six Points neighborhoods of West Allis. The area is bounded by the Union Pacific railroad line to the north, South 67th Place to the east, West Beloit Road to the south, and South 76th Street to the west. Streets are arranged in a traditional grid pattern served by sidewalks and alleys. Land uses are predominantly single-family and two-family residential on smaller sized lots, with scattered commercial and multi-family properties. Houses were typically built prior to 1940, with some development in the southern section taking place in the 1940s. Rogers Park is located along West Rogers Street near South 75th Street. West Lincoln Avenue traverses the southern area of Wood Dale from west to east.



Recommendations

- Encourage facade improvements/grants along West Becher Street and West Lincoln Avenue.
- Redevelop or find new use for underutilized private school buildings and properties within the neighborhood.
- Design stronger bicycle and pedestrian connections between Wood Dale and the City Center and Six Points neighborhoods. The Union Pacific railroad line serves as a barrier to the services offered in the other neighborhoods.

- Create a more unified West Becher Street shopping district using neighborhood signage.

Concept Areas (See Chapter 9)

- Part of Concept Area 14 – West Hicks Street and 24 – South 76th Street and West Beloit Road are in the neighborhood.

Neighborhoods Districts and Corridors

The following charts are descriptions and recommendations for the City's neighborhoods, business districts, commercial corridors, and neighborhood corridors. The descriptions are divided in the following categories:

Character: The character row describes the quality of the neighborhood, district, or corridor including a discussion of land use, building style, activities, and safety aspects. Each of these elements are important, as they contribute to the overall image and character of the area.

Use Policies: Use policies address the land uses, diversity, and types of activities encouraged for the neighborhood, district, or corridor. This section also includes programs or strategies that can be applied to land use.

Redevelopment Strategies: Redevelopment strategies are recommendations intended to direct future development decisions, identify critical areas, and help property owners and staff determine redevelopment impacts. Strategies are applied both to the physical form and design, as well as establishing an identity for the community.

Neighborhoods

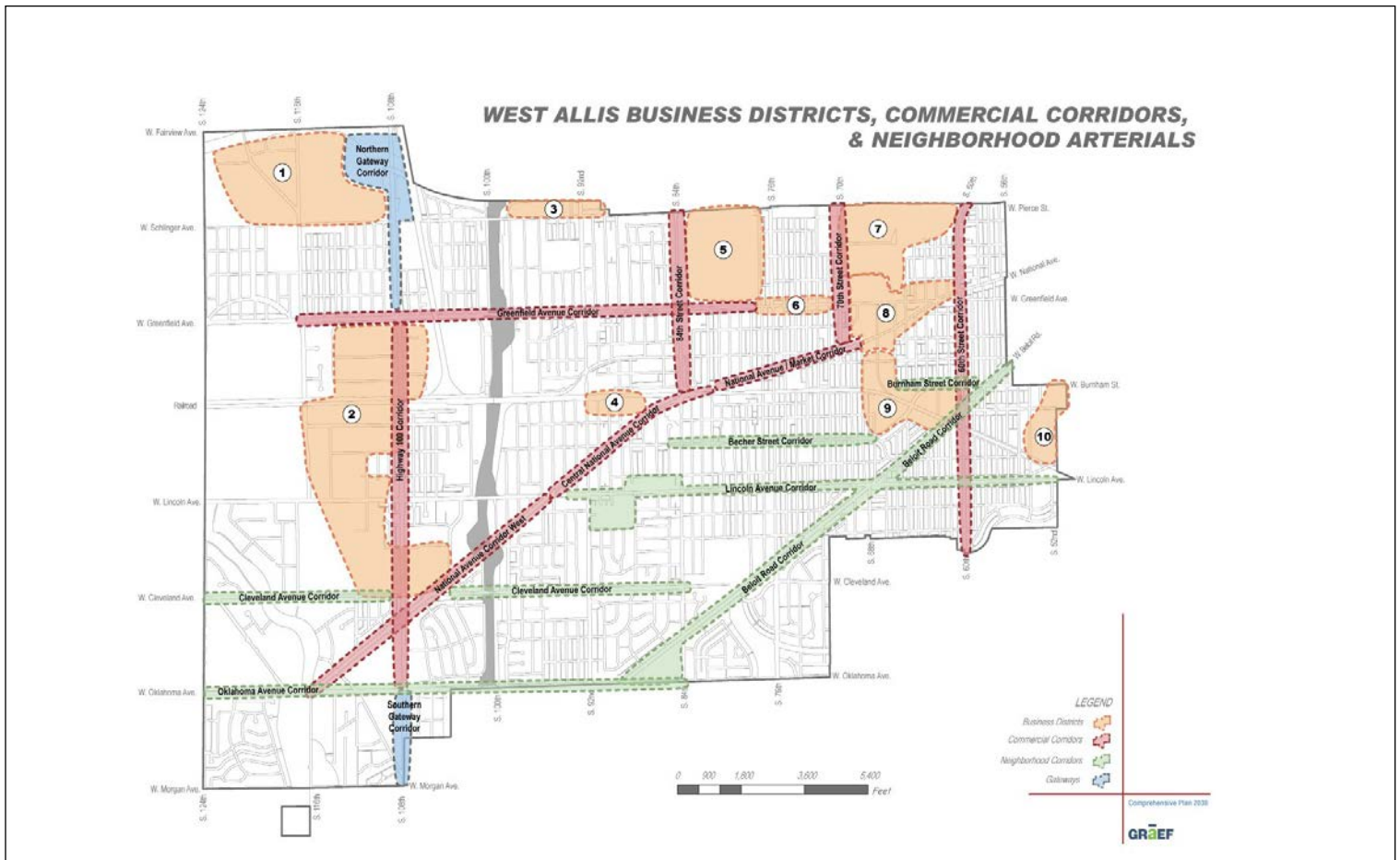
The chart identifies goals and strategies for all neighborhoods in the City to maintain and enhance the quality neighborhoods throughout West Allis.

| | West Allis Neighborhoods |
|--------------------|--|
| Existing Character | <ul style="list-style-type: none"> ▪ Healthy neighborhoods with a diverse mix of uses. ▪ Diversity of building types and styles with some areas having a historical emphasis. ▪ Parks and schools integrated throughout the City contribute to the individual neighborhood identities. ▪ Clean, safe, and accessible streets and rights-of-way that offer mobility options for all demographic categories. |
| Use Policies | <ul style="list-style-type: none"> ▪ Maintain a diversity of housing types and housing styles. ▪ Encourage the integration of high quality open spaces in new and redeveloped projects. ▪ Maintain a mix of uses to provide neighborhood services for area residents. ▪ Encourage neighborhood-school partnering programs. ▪ Build upon existing neighborhood block watch groups and continue neighborhood partnering meetings. |

- Encourage contextual design of new and redeveloped buildings including building styles, building materials, and building scale.
- Establish gateway signage for each neighborhood at major intersections with neighborhood boundaries.
- Install median landscaping, where medians currently exist, on major arterial and corridor roadways.
- Designate on-road bicycle lanes, where lane width can accommodate, along corridors and arterials.

Figure 3-8. West Allis Districts and Corridors

Corridors and arterials were noted to highlight areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses (Figure 3-8).



Business Districts

The Neighborhoods, Districts and Corridors tables, provided in this chapter, illustrate the ten business districts, and offer a summary of character descriptions, use policies, and redevelopment strategies for all business districts in West Allis. Uses are identified within the neighborhood, district, or corridor and can be applied to existing and future uses that are appropriate for that area.

Ten business districts (Figure 3-8) have been identified within West Allis:

1. South 116th Street Business District
2. Highway 100 Business District
3. West Schlinger Avenue Business District
4. Union Pacific / Woodlawn Manor Business District
5. State Fair Park Business District
6. Downtown West Allis
7. South 70th Street Business District
8. Six Points
9. Union Pacific / West Becher Place Business District
10. West Rogers Street Business District

These mostly single-use districts share similar physical characteristics, comprise a significant percentage of the land area in West Allis, and contribute significantly to the local tax base.

| West Allis Business Districts | |
|-------------------------------|--|
| Existing Character | <ul style="list-style-type: none"> Located along major transportation arterials, including but not limited to: South 108th Street (Highway 100), the Union Pacific railroad line, and South 70th Street. Include office, industrial, and commercial structures generally between one and four stories with flat roofs and some fenestration. Supplementary site characteristics include asphalt parking lots and minimal landscaping. Roadways in and around each district consist mostly of curb and gutter; some have sidewalks on both sides of the street. |
| Use Policies | <ul style="list-style-type: none"> Encourage high-quality industrial and office uses that provide jobs for the local populus. Reconfigure land uses along the east side of South 84th Street in the State Fair Park Business District to support and reinforce commercial enterprise. Consider parking as an accessory use that should not exceed what is necessary to accommodate visitors and employees. Improve the public rights-of-way in all districts to include space for pedestrians, bicycles, automobiles, and mass transit. Encourage a higher-density industrial community in the Rogers Street Business District and the Union Pacific / Becher Place Business District. Encourage commercial uses along major corridors within and nearby the business districts. Specifically include sit- down restaurants that serve area residents and employees. Market and strengthen business districts by encouraging employer assisted housing, accessible health care, job training, recreational spaces, and enhanced public transit. |

| | |
|---------------------------------|---|
| Redevelopment Strategies | <ul style="list-style-type: none"> ▪ Encourage the reuse of vacant industrial buildings with new businesses that are appropriate for the neighborhood. Adaptive reuse is preferred over new construction. ▪ Provide appropriate funding for the maintenance of public spaces, boulevards, and streetscapes. ▪ Capitalize on the urban character of all business districts by enhancing their appearance as high-quality industrial and office structures within a boulevard context. Encourage facade renovations, reduce the size of asphalt areas wherever feasible, incorporate unique district signage and streetscape elements, and install pedestrian-scaled lighting. ▪ Create safe access points to all trails and pathways and encourage the incorporation of open space features in new development and redevelopment projects. ▪ Encourage signage and way-finding elements that identify public access to businesses, parks, and trails from surrounding neighborhoods. ▪ Encourage new taxable over new non-taxable uses, unless a strong case can be made that the non-taxable use supports the surrounding tax base or spurs economic development in the neighborhood. |
|---------------------------------|---|

Commercial Corridors

Commercial corridors (Figure 3-8) in West Allis are characterized by concentrations of retail and office uses and include a range of development types and scales. Primary commercial corridors located in the city include:

- South 60th Street Corridor
- South 70th Street Corridor
- South 84th Street Corridor
- Central West National Avenue Corridor
- West Greenfield Avenue Corridor
- Highway 100 Corridor
- Main Street Corridor
- West National Avenue Corridor West
- West National Avenue / Market Corridor
- Northern Gateway Corridor
- Southern Gateway Corridor

These transportation routes support a variety of auto, bus, and pedestrian-oriented businesses including small shops in a main street style setting, shops in strip centers, big box retail, and smaller retail sales facilities. Commercial uses are not restricted simply to nodes located at roadway intersections; rather, they are distributed in a linear pattern throughout the corridors.

While commercial land uses represent an important component of these corridors, other land uses that lie alongside these roadways comprise a significant percentage of the total land use. Other uses include residential (primarily renter- and owner-occupied multi-family), light industrial, and institutional lands.

The table below illustrates the eleven commercial corridors and provides a summary of character descriptions, use policies and redevelopment strategies for the commercial corridors in West Allis. Uses identified can be applied to existing and future uses that are appropriate for that area.

| | Commercial Corridors |
|--------------------------|--|
| Existing Character | <ul style="list-style-type: none"> Commercial corridors traverse the city from both east to west and north to south. Corridor roadway widths range from two-lane with parallel parking to four-lane highways with no parking permitted in the right-of-way. Much of the customer base within all corridors arrives by automobile, although many of the corridors have transit stops for the Milwaukee County Transit System. Land use patterns include a concentration of commercial and industrial uses. Commercial development is often characterized by community-scale retail and small neighborhood-oriented commercial enterprise. Industrial development is characterized by two to four story structures on large tracts of land. Few commercial developments are configured in a linear arrangement in strip centers to maximize street frontage. Expansive parking lots are located to the front of buildings, and therefore necessitate substantial building setbacks from the street. A few out lots located near the street edge support stand-alone businesses, such as fast-food restaurants and automotive centers. |
| Use Policies | <ul style="list-style-type: none"> Study the potential impacts on the land use from the proposed Texas U-Turn on the 84th Street Corridor. Study the impacts of the Zoo interchange reconstruction on the Northern Gateway Corridor from the ramps through West Greenfield Avenue. Study the impacts of the Zoo interchange reconstruction on the Greenfield Avenue Corridor, particularly from South 92nd Street through South 108th Street (STH 100). Encourage high-quality retail and service-oriented commercial uses that draw customers from the employment base of the neighborhood. As redevelopment occurs on commercial properties, encourage the inclusion of a residential component to support retail and office uses where appropriate. |
| Redevelopment Strategies | <ul style="list-style-type: none"> Encourage more comprehensive redevelopment of commercial properties and encourage a diverse business mix that includes sit-down restaurants and family entertainment. As properties redevelop, encourage the placement of parking areas to be at the side and rear of primary buildings. Ensure that each segment of all commercial corridors can safely accommodate vehicular traffic, bicyclists, and pedestrians. Focus redevelopment on vacant and under-utilized properties throughout the City. |

Neighborhood Corridors

The neighborhood corridors (Figure 3-8) identified in West Allis cross through the southeastern portion of the city, and include the following:

- West Becher Street Arterial
- West Beloit Road Arterial

- West Lincoln Avenue Arterial
- West Mitchell Street Arterial
- West Cleveland Avenue
- West Oklahoma Avenue

Neighborhood corridors maintain a residential character, and often carry less traffic than a commercial corridor. These corridors transfer drivers, bicyclists, and pedestrians from local roads and subdivisions to heavier commercial corridors.

The following table provides a summary of character descriptions, use policies, and redevelopment strategies for neighborhood corridors in West Allis. Uses identified can be applied to existing and future uses that are appropriate for that area.

| | Neighborhood Corridors |
|--------------------------|---|
| Existing Character | <ul style="list-style-type: none"> ▪ Neighborhood corridors generally traverse the city from east to west. Corridors range from two-lane roadways with no median and no parking lane (Becher Street Arterial), to four-lane roadways with a median (Beloit Road Corridor). ▪ Land use patterns are varied, and the physical character can differ significantly along each length of roadway. Although the neighborhood corridors are predominantly residential, it is typical to observe different land uses on opposite sides of the corridor. ▪ Other land uses that line the corridor includes limited quantities of commercial, multi-family housing, institutional, industrial and utilities. |
| Use Policies | <ul style="list-style-type: none"> ▪ Continue to permit commercial uses in nodes at more prominent intersections within the neighborhood corridors. Ensure that these uses promote a locally competitive market. ▪ Allow residential development between major node developments of commercial uses, and where uses transition from residential to commercial, encourage mixed-use options that include a residential component, thereby providing a neighboring customer base that helps to support retail enterprise. |
| Redevelopment Strategies | <ul style="list-style-type: none"> ▪ Establish design guidelines for the neighborhood corridors that improve safety and the perception of safety. ▪ Focus commercial and mixed-use redevelopment efforts on the intersection of West Lincoln Avenue and West Beloit Road, and South 92nd Street and West Lincoln Avenue. These intersections should accommodate commercial uses while complementing the residential character in other portions of the Beloit Road and Lincoln Avenue corridors. ▪ Require landscaping, including street trees, that contribute to the boulevard-style of |

Chapter 4: Economic Development

Economic development is an important component to any healthy community. This economic development section provides the framework to expand the City's vibrancy along commercial corridors, to develop tools to expand entrepreneurship, and to create environment that is conducive to cultivating new employment opportunities while growing income levels. Through strategic redevelopment, the City will attract new businesses and employment opportunities. Redevelopment will build on recent investments of contemporary housing that witnessed a strong demand while capturing the attention of the development community for future opportunities. New developments have attracted renewed interest from throughout the metro area for infill opportunities, an attractive value proposition to launch a business vision, and the leveraging of private and public investments have created a business momentum that is desirable for new business owners and developers. With the arrival of new population of residents that are representing diverse cultures and workforce of a variety professional backgrounds, the West Allis is well positioned to growth on its authenticity and increase the quality-of-life within the community. Upon reference of West Allis' strengths, challenges and current economic profile, a series of goals, objectives and recommendations has been outlined to guide policy decisions and investments to develop a stronger economic base. These strategies include targeted business retention and expansion, entrepreneur investment, property tax relief through redevelopment, continued workforce development, increased attention to sustainability and quality-of-life initiatives, and regional engagement.

When guided by the overall economic goals and objectives found in this chapter, programs and expenditures should be strategic and pursue comprehensive community investment that aligns with the City's Strategic Plans and Corridor Studies. Throughout its history, economic development has driven West Allis, and in today's global and local economic climate, it remains as important as ever.

To truly understand the economy of West Allis, a comprehensive regional approach must be undertaken. In comparison to its regional competitors, West Allis has favorable taxable property value per square mile and must continue to implement value-driven development policies that offer neighborhood growth (i.e., increased services, investment in older properties, new businesses with family supporting jobs, etc.). By new attracting new investors and stakeholders to the City, West Allis will have an opportunity to support future property tax relief. With West Allis' strong regional connections to the regional area for employers and customers, the community is situated well follow job distribution trends and commuting patterns that are truly regional in scope and will require solutions at a corresponding scale.

Existing employment conditions and trends provide a valuable snapshot of the economic conditions in West Allis. The data provided in this chapter indicate that West Allis' once predominant manufacturing sector has evolved, as indicated by a 47% drop in employment from 1997-2002. New growth within the city and region has been focused within the Health Care and Social Assistance (+236%) and Educational Services (+167%) sectors. Future projections of employment within the region forecast similar trends.

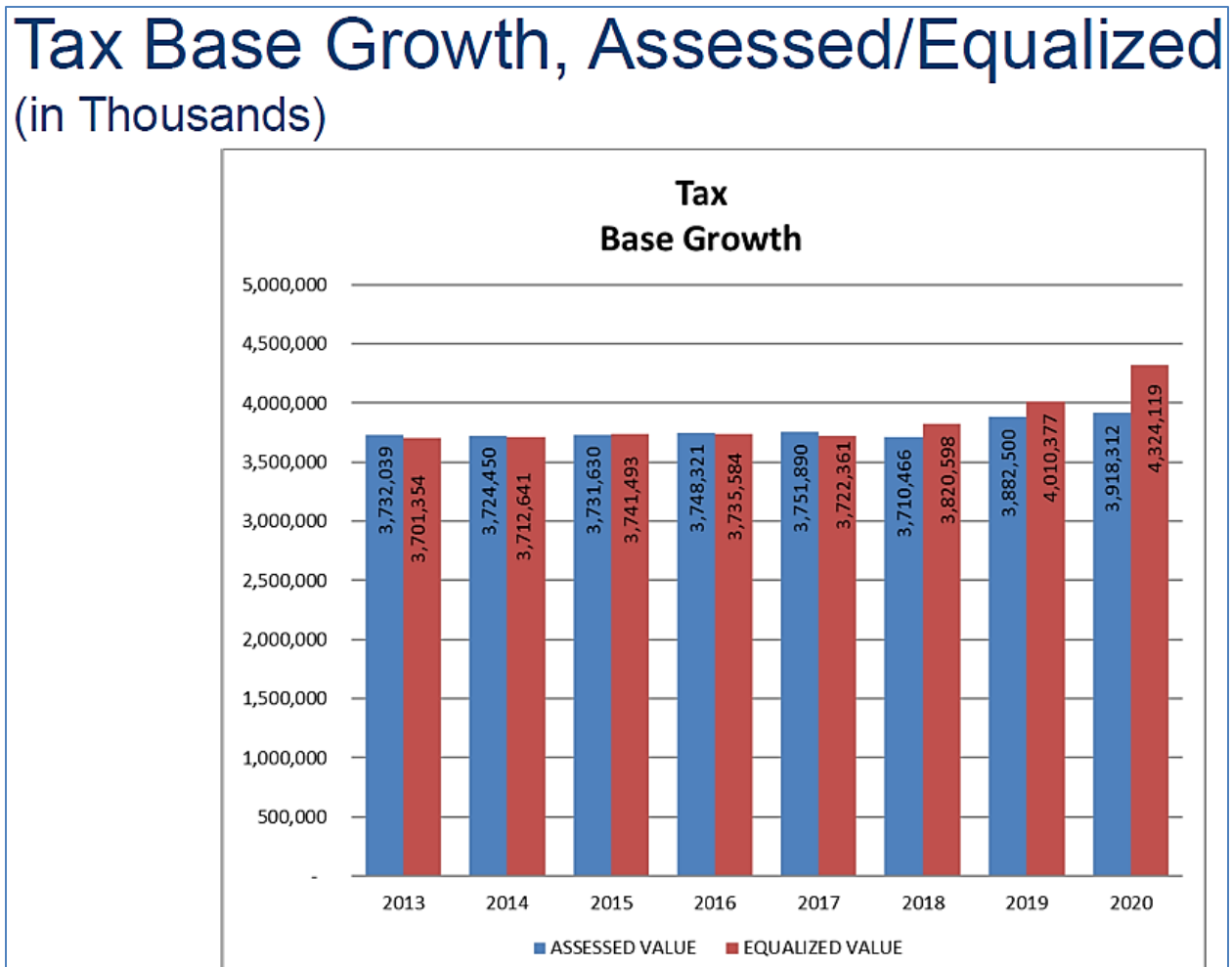


However, not all jobs provide equal economic benefits, and regional economic development organizations continue to advocate for strengthened advanced or specialized manufacturing employment, arguing that its benefits as a driving industry cannot be easily replaced.

Workforce demographics and consumer conditions also provide insight into the local economy. Median and per capita income levels are lower in West Allis than other surrounding suburban communities. Compared to surrounding municipalities, the labor force in West Allis also has a lower proportion of advanced education, which indicates that workforce development may be an issue relating to both job diversity and income levels within the city. Unemployment levels at all geographies (national, state, regional and local) are currently higher- than-average, and the City must recognize this as a large-scale problem and work towards solutions that have positive local effects.

Resources Affecting Financial Conditions

The City, over the past 10 years, has experienced an overall growth in terms of residential and commercial value. Although the City is land locked and fully developed, West Allis has continually increased its value through redevelopment efforts as outlined earlier in this letter. The City's equalized value has increased from \$3.5 Billion in 2005 to over \$4.0 Billion in 2019. There are also several things that West Allis currently does and can continue to do at a local level to increase its position within the region. For example, West Allis maintains a conservative financial budget with a considerable reserve, which provides beneficial stability to the City.



Tax Incremental Financing. Realizing the importance of a vibrant local economy, the City of West Allis employs an aggressive strategy, in cooperation with local business, Milwaukee County and the State of Wisconsin, to encourage development. Tax increment financing is the primary tool utilized, but the City also takes advantage of numerous grant programs and other innovative tools, including New Market Tax credits. The City's philosophy is to assist private-sector developers in taking the lead on any redevelopment initiative. However, when no private-sector developers step forward, the City, through its Community Development Authority (CDA) will lead the redevelopment effort as a "developer of last resort". The CDA becomes a change agent and performs the necessary investigation, cleanup, demolition, research, marketing, and analysis that is sufficient to attract a development or a particular use, and create the conditions that are acceptable to secure private sector investment and bank financing.

Like most Wisconsin communities, Tax Incremental Financing is West Allis' most powerful economic development tool and often the impetus to advance image transformation.

| Largest Taxpayers: | | | 2020 Equalized Value¹ |
|---|--------------------------------------|-----------|---|
| Taxpayer | Type of Business/Property | | |
| Whitnall Summit Co LLC | Office Building | \$ | 59,865,268 |
| Six Points/Mandel Group | Apartments | | 53,061,685 |
| Blake Capitol Corp. | Apartments | | 29,334,460 |
| Morgan Grove LLC | Apartments | | 25,639,029 |
| Renaissance Faire/RFLP Subsidiary LLC | Office/Warehouse | | 22,317,903 |
| Element 84 LLC | Apartments | | 21,573,426 |
| Ramco Properties Assoc | Shopping Center | | 21,211,722 |
| RVT West Allis Center LLC | Shopping Center | | 18,202,000 |
| West Allis Self Storage LLC & Bumham Street Self Storage | Storage/Warehouse | | 18,031,580 |
| Individual | Apartments | | 16,118,124 |
| Total | | \$ | 285,355,197 |

The City of West Allis has created 18 Tax Incremental Financing (TIF) Districts that consist of many sizes and solve many different problems. These Districts are in various stages of implementation, from completed to recently adopted. They range from individual parcel (re)developments, such as Quad/Graphics, to larger neighborhood transformations, like the Six Points/Farmers Market District and the S 70th and Washington Street Corporate Office District. Some of them focus on job creation, like Summit Place, while others, such as the Pioneer District and the Six Points/Farmers Market District, provide housing options and neighborhood improvements. More often than not, districts contain multiple aspects. The City's most successful TIF District is Summit Place (TID #7) which revitalized two vacant, dilapidated, former Allis Chalmers Manufacturing Company properties into 678,000 square feet of built-out office space which is 98% leased and occupied. It is currently valued at approximately \$65 Million; has become the second

largest office building complex in the metro Milwaukee area; and has brought over 2,700 jobs to the City since 2004. The initial transformation has continued to serve as a catalyst in the area. More recent improvements have included improvements to the adjacent Towne Center shopping center, the addition of two parking structures necessary due to the additional jobs brought to area, and a Neighborhood Residential Improvement program to address blighting influences, and to strengthen investment to ensure the continued success of the surrounding neighborhood. Without the proactive use of TIF, there was little probability that property values would have increased to current levels.

- As a direct result of this TID, the Summit Place area is now the City's largest taxpayer and the City's largest employment center. As further measure of the success of this TID, an amendment was approved by the Joint Review Board which authorized more than \$12 million to be shared with TID #5 to assist that district in meeting its obligations.



TID #11 was created in 2010 to undertake the redevelopment of 11.4 acres of land impacted by flooding in 2008. The land is located at 84th & Greenfield Avenue, across the street from the Wisconsin State Fairgrounds & Exposition Center. The project involved several creative financial strategies and solutions with the goal of attracting a hotel development (often identified as a top goal in the City's long-range strategic plan). Specifically, EB-5 Financing was utilized, which is an investor program focused on job creation and capital investment by foreign investors. Following the recent recession, hotel financing underwent stricter underwriting criteria, or was simply hard to obtain. In order to raise \$9.5 Million in equity, the developer waited two (2) years while Chinese investors were vetted through Homeland Security, a critical requirement of the EB-5 program. Another financial element in TID #11 was a Tri-City Bank loan of \$2,500,000 secured through a first mortgage loan. The City-affiliated First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) provided a \$1,500,000 leveraged loan, and the TID provided a \$350,000 loan which was personally guaranteed by the 4 property owners, in order to facilitate a \$900,000 state-of-the-art 100-year underground storm water facility, designed to retain storm water on site and not spill out into the neighboring properties.

Redevelopment of the 84th and Greenfield area included a combination of TID, grants and creative financing. Together, these programs contributed to the development of a \$13 Million Hampton Inn and Suites Hotel and Conference Center, which opened in October of 2015. The hotel development served as a catalyst to revitalize the area which resulted in the Element 84 multi-family development that began construction in 2018 and was complete at the end of 2019.

- This project has produced 203 upscale units with amenities that include underground parking, a fitness center, pool, and concierge services and was financed through the Developer's use of HUD insured financing and TIF funded loans.

TID #15 (The Market), an overlay district in the City's Six Points (TID #5) area provided additional development in 2019 including a \$10 million medical office building and the recent 2020 completion of construction of The West which will bring 177 luxury apartments, with underground parking, fitness center, clubroom/sports pub, and a rooftop deck with outdoor kitchen. Construction of the apartments was estimated at \$35 million.

Other notable highlights in the City's TIF Districts included the 2015 completion of a \$14 Million industrial building in TID #10 (Yellow Freight) on a former trucking terminal site, the cleanup of neighborhood blight into the completion of a \$1.2 Million office space in TID #13 (Home Juice).

TID #16, which includes the S 70th and Washington Street Corporate Office District, was created in 2018. The purpose of the District helped transform two existing office buildings into a newly remodeled office building and a pad for a future hotel.

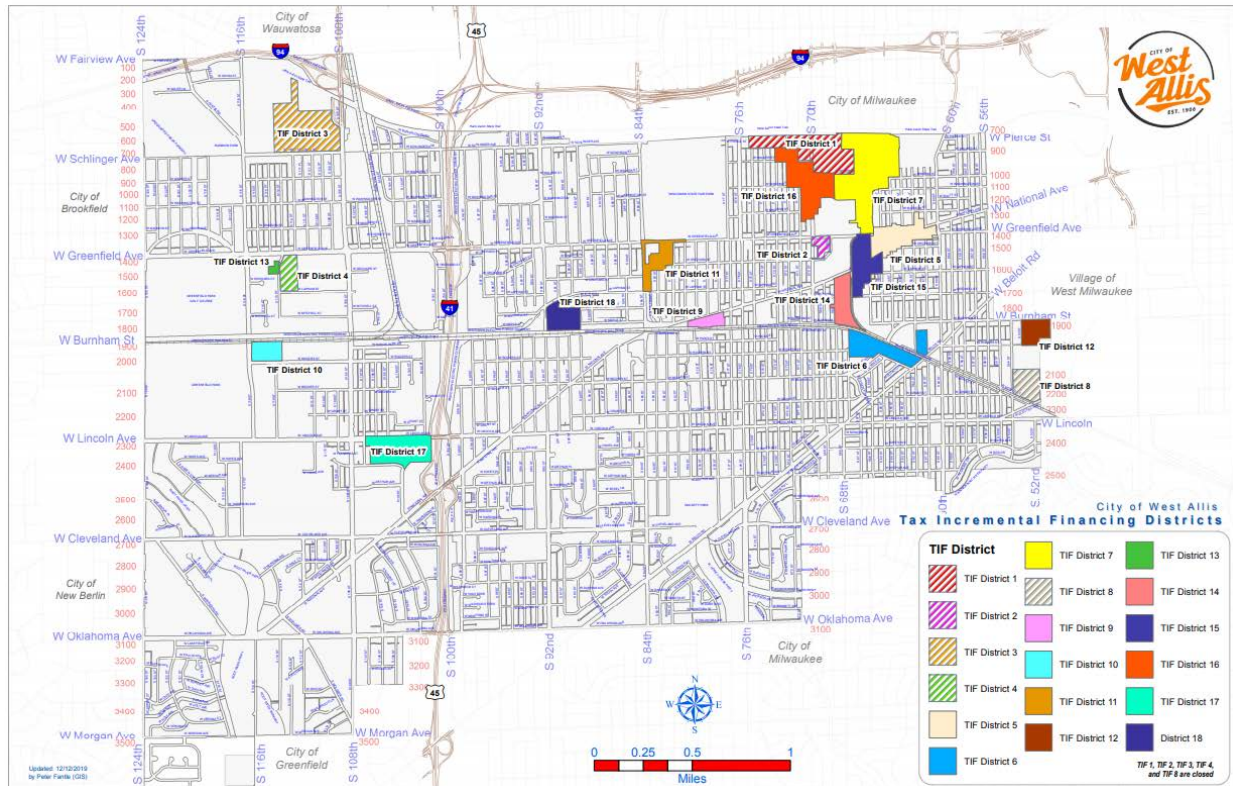
The City's steady growth in value and employment combined with current and proposed undertakings make West Allis' prospects for the future very favorable. The City's Aa2 rating from Moody's was recently reconfirmed.



List of West Allis TID Districts:

- TID #1: South 70th Street and West Walker Street (closed 2008)
- TID #2: Veterans Park (Closed 2014)
- TID #3: Quad Graphics (Closed 2010)
- TID #4: South 113th Street and West Greenfield Avenue (closed 2005)
- TID #5: Six Points/Farmers Market
- TID #6: South 67 and West Becher Place
- TID #7: Summit Place
- TID #8: Wehr Steel (closed 2007)
- TID #9: Pioneer Neighborhood (Closed 2020)
- TID #10: Yellow Freight
- TID #11: 84th and Greenfield
- TID #12: Teledyne
- TID #13: Former Home Juice Property
- TID#14 South 68th Street and West Mitchell Street
- TID#15: The Market
- TID #16: South 70th and Washington Office Development
- TID #17 Lincoln West
- TID #18 Chr. Hansen

The Wisconsin Department of Revenue's TIF Value Limitation Report for 2020 noted that the utilization rate of West Allis' TIF investments was 5.06% of its equalized value, which is below the state's maximum limit of 12%. This rate indicates that West Allis could choose to enact additional TIF districts if it deemed them to be feasible.



FIRE. First-Ring Industrial Redevelopment Enterprise (FIRE) FIRE is a Community Development Entity formed to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. From 2007 through 2020, FIRE has been awarded \$323 Million, in nine different annual allocation periods, of New Market Tax Credits. The CDFI Fund, an arm of the U.S. Treasury Department, awards the New Market Tax Credits. The target area for FIRE includes Milwaukee County, Racine County and Kenosha County. Investments in these areas have included nine industrial/manufacturing real estate projects, eleven commercial/retail real estate developments, and two community facilities. The projects have helped improve a substantial amount of development, including 2.5 million square feet of improvements, of which 1.5 million square feet were improvements on brownfield sites. These developments attracted nearly 3,500 permanent jobs and helped foster more than 2,000 construction jobs. FIRE has also made numerous economic development loans on City development



projects, most recently in the TID #15 Market area projects, effectively reinvesting proceeds from fees collected from thirty-three successful NMTC projects.

FIRE – First Ring Industrial Redevelopment Enterprise Inc.

Created by City Development staff in 2007 to apply for New Markets Tax Credits from the US Treasury CDFI Fund to encourage & finance economic development in 3-county region

FIRE has received 9 NMTC allocations totaling \$323 million of allocation from the CDFI Fund since its first award in 2007. FIRE's effective use of the allocation is demonstrated through it being one of only three entities in the country to receive an allocation in each of the last 7 rounds. To date FIRE has financed 33 different projects with total project costs of \$481.6MM in low-income communities throughout Kenosha, Milwaukee and Racine Counties. FIRE's financing has led to 3.1 million SF of development, renovation or expansion in these communities along with the creation and retention of 6,657 full-time equivalent jobs and 2,034 construction jobs.

➤ City Benefits:

Financing city economic development initiatives without GO Debt

- \$6.7 million in TID 15 - \$4.0 million developer loan (\$1.5 million already repaid within 1 year), \$2.7 grant expected to be recouped via increment
- \$3.35 million loan in TID 16 to finance developer construction, expected to be repaid via developer and increment

Other contributions for city needs/initiatives

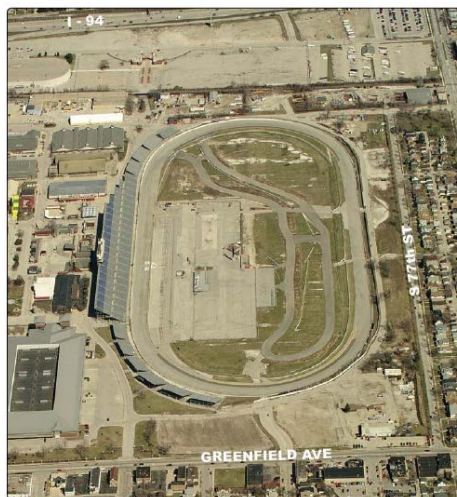
Downtown West Allis Business Improvement District (BID) & Farmer's Market. Downtown West Allis, www.downtownwestallis.com recognized by Milwaukee Magazine as one of the most underrated shopping areas of the Metro-Milwaukee area, has been in the midst of revitalization. In 2000, the Governor recognized the Downtown area as a Wisconsin Main Street community. Since then, the area has added a new streetscape with decorative lighting and new pedestrian amenities to enhance the look and feel of the area. The geographic boundaries of the BID are West Greenfield Avenue between 70th and 76th Streets, extending to the North and South alleys & the West side of South 70th Street North to West Madison Street and South to West Orchard Street. Most of the properties are in excess of 60 years old, with many over 80 years old. The BID is home to more than 100 small and diverse retail/service businesses. The Downtown West Allis Business Improvement District hosts a variety of events including: West Allis AlaCarte – a variety of crafts, food and entertainment, held in June, the Annual Downtown West Allis Classic Car Show, held in October, Halloween Meet-n-Treat held, in October, and a Holiday Stroll which kicks off the holiday season with a Santa café, coloring contest for the kids and the West Allis Charities Annual Christmas Parade.



The West Allis Farmer's Market celebrated its 100-year anniversary in 2019 and is the largest open-air market in the metropolitan Milwaukee area. The Market operates three days per week during its peak season and provides residents access to some of the freshest produce grown in southeastern Wisconsin. In addition, the City has expanded its use of the Farmers Market site for other community events such as Food Truck Fridays and Music at the Market.

Wisconsin State Fair Grounds West Allis is home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds is also home of the Pettit Olympic Ice Arena, which is the only operating Olympic ice rink in North America and the site of Olympic Speed Skating training. Also located on the State Fair Grounds is the Milwaukee Mile, "America's Legendary Oval", a one mile oval racetrack that historically hosted several auto races and once was the oldest continuously operating motor speedway. As part of an effort to more effectively utilize the Wisconsin Fair Grounds year round, a 300,000 square foot exposition center was constructed in 2001. Other improvements included a grandstand and upgrades to the track, concession areas, and new gateway grand entrances to the Fair Park. The new construction and upgrades represent the use of \$34 Million in Industrial Revenue Bonds (IRB's). In 2009, the State of Wisconsin Fair Park Board bought out the remaining IRB's at a discount of approximately 60%. With the reduced debt load, the exposition center and related facility should have an easier time being able to secure a solid financial future. The Milwaukee Mile Race Track has seen several promoters over the last few years. Although the Milwaukee Mile racetrack is currently being used, there may be future long-range plans for development. The City is willing to work with the State and any developer that sees a potential reuse of the site.

Existing Conditions



Park Improvements The City began a \$2.9 Million Neighborhood Park Revitalization Initiative in 2016, which was based on a recently completed Comprehensive Park and Outdoor Recreation Plan. Specific parks that were improved in 2016 include: Reservoir Park, Liberty Heights Park, and Veteran's Park. Improvements included: improved facilities, a substantial amount of new playground equipment, rubber surfacing, new basketball hoops, new tennis courts, pickle ball courts, a skateboard area, and other general improvements. In addition, Klentz Park was substantially improved in 2017, including: a paved path within the park, the first of its kind in the City; extensive improvements on the two baseball diamonds in the park; park shelter and restroom improvements; the addition of recreational games on site; and the addition of other typical park amenities including benches, swings, bike racks, and a water fountain. And, in 2018, Roosevelt Park was renovated and equipped with new playground equipment and substantial landscaping. In 2019, the City completed construction of a community dog park through a collaborative process that helped raise private donations to assist the City in funding this long-desired amenity in the community.

Continue Major Initiatives

1. Pursuing opportunities for visionary development and improving the quality of life within West Allis as outlined in the 2030 Comprehensive Plan.
2. Aggressively trying to recruit new businesses and/or retain existing business expansion in West Allis by utilizing New Markets Tax Credits, Tax Incremental Financing Districts, State incentives and Block Grant Funds.
3. Working in existing TIDs to market viable options that will increase tax base.

ISSUES: STRENGTHS AND CHALLENGES

The following list of Strengths and Challenges were identified to assist the development of this chapter.

Strengths

- Location and connections – Walkability
- Availability of affordable property
- Progressive public policy for development
- Microenterprise business development support
- Accessibility – Interstates, street grid, rail, transit, pedestrian, and bicycle infrastructure
- Demand generators – Highway 100, Downtown, office and industrial spaces
- Density and mixed-use neighborhoods
- Fully developed community and infrastructure

Challenges

- Land-locked
- Environmental issues (brownfields)
- Aging and economically obsolete properties
- Regional sprawl of businesses, employment and population
- Workforce development
- Changes to traditional base sector economy (manufacturing)
- Reliance on property taxes



GOAL, OBJECTIVES AND RECOMMENDATIONS

Goal: A competitive and diverse economic atmosphere that maintains and attracts investments and employment to the City, providing benefits to its residents.

Objective 1: Jobs Maintain, diversify, and increase the number of jobs that West Allis offers to its residents and the region, with an emphasis on family-supporting wages.

- **Recommendation 1.1:** Weigh the opportunity to build on the strengths of a neighborhood (i.e., infill development, renewed energy to a commercial corridor or space, cultivation of entrepreneurship and support investment that builds on attraction of new businesses and residents)
- **Recommendation 1.2:** Target economic development incentives, such as loans and tax credits, utilize Opportunity Zones or Community Reinvestment Action to leverage private investment and creation of businesses with quality employment opportunities.
- **Recommendation 1.3:** Develop and monitor performance measurements pertaining to employment opportunities, new businesses, and income.

Objective 2: Taxable Property Value Reduce the property tax burden through redevelopment.

- **Recommendation 2.1:** Continue the use of resourceful financing mechanisms, such as Tax Increment Financing and New Market Tax Credits, to prioritize site- specific redevelopment.
- **Recommendation 2.2:** Remove obstacles, such as blight and brownfield contamination, and promote the financial benefits of in- fill development and redevelopment to developers.
- **Recommendation 2.3:** Maintain cost- effective municipal budgets that take advantage of the property tax relief attained through additional investment and make West Allis more competitive within the region.

Objective 3: Redevelopment Encourage redevelopment efforts throughout West Allis that are cost-effective, sensitive to the environment and contain efficient land use and transportation connectivity.

- **Recommendation 3.1:** Compile and prioritize a list of potential redevelopment sites within the city.
- **Recommendation 3.2:** Develop an inventory of key properties that are suitable for a change of use or investment that have access to transportation infrastructure, public utilities, and telecommunications.
- **Recommendation 3.3:** Review and update zoning and design regulations to create high-quality development that is complimentary to the neighborhoods within the city.
- **Recommendation 3.4:** Consider the use of acquisition and eminent domain for redevelopment.



Objective 4: Private Investment Experience increased private investment by overcoming real or perceived barriers to growth.

- **Recommendation 4.1:** Serve as a clearinghouse of information with quality customer service to potential investors in the community, while assuring conformance to development standards and regulations.
- **Recommendation 4.2:** Review and update economic development finance and technical assistance tools.
- **Recommendation 4.3:** Engage the private sector in discussions regarding policies and programs that would promote further investment and identify those which put the community at a competitive advantage.
- **Recommendation 4.4:** Further develop and maintain an Economic Development Web site that promotes the benefits of investing in West Allis.

Objective 5: Business Retention and Expansion Identify and invest in efforts to capture sectors of the economy that correspond with local, regional, national and/or global trends, in which West Allis can be competitive.

- **Recommendation 5.1:** Meet with industry leaders in West Allis to identify opportunities to deliver products and services more effectively and efficiently.
- **Recommendation 5.2:** Create and foster business relationships between local and regional suppliers.
- **Recommendation 5.3:** Prioritize the development of local businesses within targeted industrial sectors.

Objective 6: Workforce Work with local and regional businesses and organizations to expand the talent, education, and economic capacity of the workforce.

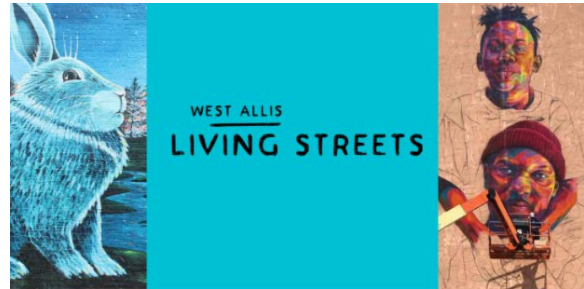
- **Recommendation 6.1:** Support the creation of workforce development programs that serve the local community and lead to employment opportunities.
- **Recommendation 6.2:** Recognize the increasing diversity of West Allis and stimulate interaction between all members of the community.
- **Recommendation 6.3:** Connect businesses with resources and services that are promoting workforce development.

Objective 7: Quality of Life Highlight and advance efforts that improve quality-of-life indicators to inform location decisions of residents and businesses.

- **Recommendation 7.1:** Develop and distribute materials that promote the availability of quality education, a variety of housing styles from contemporary to affordable living, recreation opportunities and regional accessibility in West Allis.
- **Recommendation 7.2:** Support investments in recreational, entertainment, cultural and housing options that attract residents, employers, and additional private investment.
- **Recommendation 7.3:** Promote “art” as part of the West Allis culture not only in defining a sense of place but developing an artist community that builds and supports new creative businesses and captivating entertainment venues.

Objective 8: Sustainability to Promote public and private sector development that fosters growth and meets sustainable (economic, environmental, social, and cultural) community needs without jeopardizing the future.

- **Recommendation 8.1:** Work with developers to upgrade, reuse or recycle existing buildings and infrastructure to retain and optimize previous investments.
- **Recommendation 8.2:** Enhance and restore place making by preserving the historic and architectural features of West Allis.
- **Recommendation 8.3:** Work with developers to incorporate energy conserving measures, using efficient infrastructure and appliances, alternative energy, natural light and ventilation, and local materials.
- **Recommendation 8.4:** Promote the creation of “green strategies” within development to promote sustainability and conservation.



Objective 9: Downtown, Business and Neighborhood Improvement Districts Increase the value, appearance and vitality of West Allis’ Historic Downtown, and other Business and Neighborhood Districts as unique community assets.

- **Recommendation 9.1:** Support the existence of the Downtown Business Improvement District (BID) as the lead organization for Downtown revitalization efforts.
- **Recommendation 9.2:** Promote the creation of additional Business and Neighborhood Improvement Districts throughout the city.
- **Recommendation 9.3:** Continue to offer façade grants and assistance loans to high-quality renovations that upgrade and/ or restore the appearance of development within the city.
- **Recommendation 9.4:** Work with the Downtown BID on creating a business attraction strategy to enhance the entertainment, cultural and retail resources within Downtown.
- **Recommendation 9.5:** Invest in efforts that increase the quality of infrastructure and public space in Downtown.
- **Recommendation 9.6:** Promote the creation of more housing options in Downtown.
- **Recommendation 9.7:** Support the goals outlined within the National Avenue Corridor and Highway. 100 Study



Objective 10: Accessibility to Regional Economy Maintain accessibility throughout the region for business and employee needs through investments and support of multi- modal transportation infrastructure.

- **Recommendation 10.1:** Work with regional leaders to develop and maintain transportation infrastructure that serves local needs and limits sprawl.
- **Recommendation 10.2:** Prioritize developments that have access to multi- modal transportation connections, such as mass transit, rail, bicycle lanes/paths and sidewalks.

Objective 11: Education Continue to work with educational institutions in West Allis and the region to foster the development of curricula and campuses that serve the needs of our workforce and neighborhoods.

- **Recommendation 11.1:** Serve as a liaison between the local business community and regional education providers to align the education and skills of the workforce with existing and future needs.
- **Recommendation 11.2:** Meet with the leaders of advanced education institutions to learn of long-range development plans and needs.
- **Recommendation 11.3:** Utilize the resources offered at MATC for the creation of workforce development initiatives.

Objective 12: Regionalism Work with neighboring and overlapping jurisdictions on increasing the economic value of West Allis and the Milwaukee Metropolitan Region.

- **Recommendation 2.1:** Continue to work with the First-ring Industrial Redevelopment Enterprise (FIRE) in promoting redevelopment on a regional basis, forming coalitions to attract resources to Southeastern Wisconsin.
- **Recommendation 12.2:** Support the work of the Milwaukee 7 and work with them to promote regional economic development.
- **Recommendation 12.3:** Identify policies and actions that diminish the competitiveness of West Allis within the region, and work with regional partners to address them.



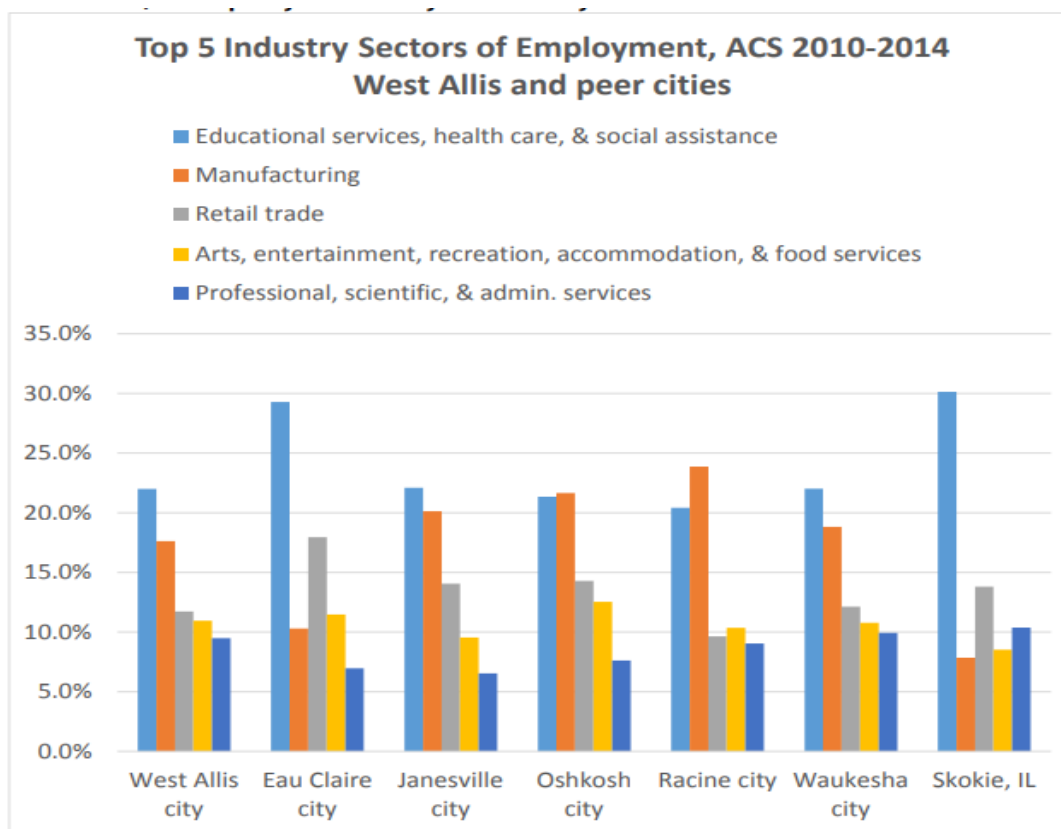
Opportunity Zone

EXISTING EMPLOYMENT CONDITIONS

Employment per Sector

Employment data from the United States Economic Census is categorized into industrial sectors. Data from the 2010-2014 American Community Survey is shared below. Complete data from the 2020 Census is forthcoming. The current data can be used to identify the percentage of jobs per industrial sector within geographic boundaries as compared to peer Cities. The comparison below includes five (5) employment sectors.

Of those categories, the Educational, Health Care and Social Assistance sector has evolved over the past 20 years as the dominant sector. During and prior to the 1990's, the Manufacturing sector was West Allis' primary employment sector. West Allis' manufacturing sector witnessed a 47% decrease in its employment numbers over this period but remains as one of the City's 2nd top employment sectors. A review of data from neighboring and overlapping jurisdictions reveals that similar trends are happening throughout the metro region. The manufacturing sector declined in Milwaukee County as a whole, as well as in the Cities of Milwaukee, Wauwatosa, and New Berlin. Similarly, the largest sector growth was seen in the Health Care and Social Assistance category in Milwaukee County, and the Cities of Milwaukee and Wauwatosa.



Educational services, health care, and social assistance employ the highest percentage of workers in West Allis. This is consistent among peer cities with the exception of Oshkosh and Racine where manufacturing still employs the greatest percentage of workers. The percentage distribution of workers in the five industry sectors for West Allis is most similar to the City of Waukesha. The City of Skokie has the highest percentage of both educational services, health care, and social assistance and professional, scientific, and administrative services when compared to the peer cities.

Major Employers

The table lists the top employers based on the number of Full Time Equivalent (FTE) employees based in West Allis in 2018. This listing of employers complements data from the 2010-2014 American Community Survey, which revealed a significant portion of occupations in the Educational, Healthcare and Social Assistance sector.

| <u>EMPLOYER</u> | <u>PRODUCT/SERVICE</u> | <u>APPROXIMATE # FTE's</u> |
|---|---------------------------------------|---------------------------------------|
| Aurora West Allis Hospital | Regional Hospital | 1,870 |
| West Allis-West Milwaukee School District | Elementary/Secondary Education | 989 |
| Quad Graphics | Commercial Printing | 840 |
| Brookdale Senior Living | Assisted Care Health Provider | 605 |
| Children's Hospital – Summit Place | Administrative Suites | 575 |
| City of West Allis | Municipal Government | 515 |
| Aurora At Home (previous VNA) | Home Health | 367 |
| Wheaton Franciscan | Medical | 330 |
| Johnson Controls | Engineering and IT | 287 |
| Village at Manor Park | Nursing Home/Assisted Living Facility | 279 |
| Chr. Hansen Lab, Inc. | Manufacturing | 238 |
| Sullivan/Schein Dental | Dental Equipment Distributors | 225 |
| Milwaukee Area Technical College | Technical College | 200 |

Jobs-to-Residents Ratios

Data from the American Community Survey indicate that West Allis maintains 0.42 jobs per resident, which ranks well in comparison to its neighbors. This number is higher than the Cities of Greenfield (0.33) and Milwaukee (0.34), as well as Milwaukee County (0.37). Wauwatosa maintains a higher ratio (0.82), much of which can be attributed to Wauwatosa's Retail Trade employment around the Mayfair Mall and the Health Care and Social Assistance employment associated with regional providers at the Milwaukee County Grounds.

Economic Projections

The Wisconsin Department of Workforce Development's Office of Economic Advisors provides short-term and long-term employment projections by industry for regions throughout Wisconsin. The most recent long-term projections were published in 2006 and range through 2016 (Figure 4-7). These projections indicate that based on percentage increase per occupation the Milwaukee/WOW Region (WOW = Waukesha, Ozaukee, and Washington Counties) is expected to see its most significant employment growth in the Healthcare Support Occupations. Based on the projection of creating the newest jobs (Figure 4-8), the Healthcare Practitioners and Technical Occupations, as well as the Office and

Administrative Support Occupations are expected to witness the most significant growth. Finally, when the addition of employee replacement is considered (Figure 4-9), Sales and related Occupations and Food Preparation and Serving Related Occupations are expected to be in greater demand.

REGIONAL ECONOMIC DEVELOPMENT AND REGIONAL DRIVER INDUSTRIES

In today's global economy, which features great mobility of both human and financial capital, economic conditions are often best described at a regional level. Regional economies are driven by a group of industries that export goods and services beyond their region, resulting in net income for the area. Two regional economic development organizations operating in the Milwaukee metropolitan area have recently identified driver industries that they believe are best positioned to attract economic prosperity to the region.

Metropolitan Milwaukee Association of Commerce (MMAC)

The Metropolitan Milwaukee Association of Commerce (MMAC) has a mission to improve the metro Milwaukee region as a place to invest capital, grow business and create jobs. Serving the four-county area and beyond, their organization is comprised of approximately 1,800 member businesses with 300,000 employees. They provide programs and resources regarding networking, economic development, and public policy to their members. In 2006, MMAC published a white paper entitled "Milwaukee Regional Driver Industries." Within this publication, regional driver industries were identified based on the size of industries within the region, its location quotient, and the annual earnings per worker. Utilizing these criteria, several manufacturing and service-providing industries were shown to be driver industries. Their analysis indicated that the region's historic backbone of manufacturing remained a strong driver industry; however, its strength was evidenced through a slower rate of decline in relation to national trends rather than actual growth. The fifteen driver industries by three-digit sectors are identified in Figure 4-10.

Expanding the criteria slightly and including anecdotally known local company drivers, an additional 13 sectors were identified as Driver Industries or Sectors of Interest by the MMAC.

- Hospitals
- Food Manufacturing
- Truck transportation
- Credit intermediation and related services
- Merchant wholesalers, nondurable goods

Figure 4-6. JOBS PER CAPITA (2002)

| | Paid Employees | Population | Jobs Per Capita |
|------------------|----------------|------------|-----------------|
| West Allis | 26,064 | 61,854 | 0.42 |
| Greenfield | 12,120 | 37,276 | 0.33 |
| Milwaukee | 199,562 | 58,4007 | 0.34 |
| New Berlin | 17,360 | 37,358 | 0.46 |
| Wauwatosa | 41,384 | 50,173 | 0.82 |
| Milwaukee County | 351,365 | 951,026 | 0.37 |

Source: 2002 Economic Census, 2005-2007 ACS

Figure 4-7. ESTIMATED EMPLOYMENT INCREASE BY PERCENT (%) THROUGH 2016

| Occupation | % Change | New Jobs |
|--|----------|----------|
| Healthcare Support Occupations | 25.00% | 6,400 |
| Personal Care and Service Occupations | 23.60% | 6,080 |
| Computer and Mathematical Occupations | 23.20% | 4,260 |
| Healthcare Practitioners and Technical Occupations | 22.10% | 9,520 |
| Community and Social Services Occupations | 21.60% | 2,800 |

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

Figure 4-8. ESTIMATED AVERAGE ANNUAL NEW JOBS PER YEAR (2006-2016)

| Occupation | New Jobs Per Year |
|--|-------------------|
| Healthcare Practitioners and Technical Occupations | 950 |
| Office and Administrative Support Occupations | 900 |
| Food Preparation and Serving Related Occupations | 780 |
| Healthcare Support Occupations | 640 |
| Business and Financial Operations Occupations | 620 |

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

Figure 4-9. ESTIMATED AVERAGE ANNUAL TOTAL JOBS (WITH REPLACEMENTS) THROUGH 2016

| Occupation | # of Available Jobs by 2016 |
|--|-----------------------------|
| Office and Administrative Support Occupations | 3,990 |
| Food Preparation and Serving Related Occupations | 3,000 |
| Sales and Related Occupations | 2,900 |
| Production Operations | 2,070 |
| Healthcare Practitioners and Technical Occupations | 1,750 |

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

- Ambulatory health care services
- Securities, commodity contracts, investments
- Publishing industries, except Internet
- Leather products
- Air services
- Advertising specialties
- Musical instruments
- Hospitality and travel services

Figure 4-10. METROPOLITAN MILWAUKEE ASSOCIATION OF COMMERCE DRIVER INDUSTRIES

| Industry | 2005 Employment | Industry % | Location Quotient | '05 Avg. Annual Pay Metro Milw. | % of total Avg. Pay Metro Milw. |
|--|--------------------|---------------|----------------------|---------------------------------------|---------------------------------------|
| Electrical equipment and appliance manufacturing | 14,992 | 1.5% | 4.63 | \$58,560 | 145.7% |
| Machinery manufacturing | 27,269 | 2.8% | 3.15 | \$56,728 | 141.2% |
| Printing and related support activities | 13,949 | 1.4% | 2.90 | \$42,070 | 104.7% |
| Fabricated metal product manufacturing | 29,728 | 3.0% | 2.63 | \$43,342 | 107.8% |
| Primary metal manufacturing | 7,933 | 0.8% | 2.29 | \$44,158 | 109.9% |
| ISPs, search portals, and data processing | 4,983 | 0.5% | 1.75 | \$66,874 | 166.4% |
| Plastics and rubber products manufacturing | 9,517 | 1.0% | 1.59 | \$41,239 | 102.6% |
| Management of companies and enterprises | 20,148 | 2.1% | 1.55 | \$82,177 | 204.5% |
| Computer and electronic product manufacturing | 14,397 | 1.5% | 1.47 | \$65,151 | 162.1% |
| Miscellaneous manufacturing | 7,014 | 0.7% | 1.45 | \$44,551 | 110.9% |
| Chemical manufacturing | 8,968 | 0.9% | 1.38 | \$51,341 | 127.8% |
| Insurance carriers and related activities | 21,113 | 2.1% | 1.32 | \$59,476 | 148.0% |
| Merchant wholesalers, durable goods | 29,216 | 3.0% | 1.31 | \$55,686 | 138.6% |
| Paper manufacturing | 4,601 | 0.5% | 1.28 | \$45,164 | 112.4% |
| Educational services | 18,208 | 1.9% | 1.14 | \$41,850 | 104.1% |
| Total, all industries | 982,508 | 100.0% | 1.00 | \$40,188 | 100.0% |

Source: Metropolitan Milwaukee Association of Commerce

Milwaukee 7 (M7)

The Milwaukee 7 is a regional economic development organization that focuses its efforts on attracting, retaining, and growing diverse businesses and talent in the seven-county greater metropolitan region (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Waukesha, and Washington). The M7's Strategic Framework notes "companies, counties and cities are not enough; we will succeed or fail as a region." Its further notes that the region cannot afford deep gaps in prosperity between people and geographies, and that real opportunity exists. The M7 has identified the region's assets as: freshwater location, Chicago/Madison connection, infrastructure, arts and entertainment, Great Lakes trade zone, innovation capacity, cultural diversity, and experienced and educated talent.

Regarding driver industries, the M7 states that nearly 1/3 of the region's one million jobs export goods and services beyond the regional borders, which create new income for the region and power the economy. For every job in a driver industry, conservatively one other job is created to support that job, and the direct and indirect spending from these jobs generates additional jobs to support the region (i.e., dentists, dry cleaners, technicians, etc.). According to the M7, the top regional export drivers in the region are included in Figure 4-11.

Figure 4-11. MILWAUKEE 7 DRIVER INDUSTRIES

| Industry | Jobs | Payroll |
|------------------------------------|---------|---------------|
| Manufacturing | 173,305 | \$8.7 billion |
| Financial Services | 49,871 | \$2.9 billion |
| Headquartered Companies/Management | 20,148 | \$1.7 billion |
| Information Technology | 12,270 | \$885 million |

Source: Milwaukee 7

OTHER EXISTING ACTIVITIES AND PROGRAM RESOURCES

Institutional Capacity

The City of West Allis maintains a Community Development Authority and an Economic Development Committee to aid in economic development. These committees are comprised of citizen representatives appointed by the Mayor and approved by the Common Council. The primary task of the Economic Development Committee is to review economic development loans and business development programs. The Community Development Authority (CDA) oversees redevelopment projects in the City. The purpose of the CDA is to carry out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. Staff support for these Committees is provided by the Department of Development.

The City's Department of Development actively works to enhance the community by expanding the tax base and attracting employment opportunities. West Allis has become a leader in the metro-Milwaukee

area by focusing on community growth through redevelopment of older industrial properties and re-energizing neighborhoods through sound planning. The department creates redevelopment areas to capture new growth and investment while diversifying the tax base. Planning has opened the door for contemporary architecture, improved landscaping and building a bold image for the community. The department administers programs that assist start-up and business expansions. The department is a partner with community initiatives that promote West Allis as a place to live and do business.

Highway 100 Corridor Study

In 2019 the City of West Allis contracted a design firm to develop a long-term vision and re-development strategy for Highway 100. The strategy is grounded in a comprehensive market analysis and provides concrete development and policy recommendations. Physical planning recommendations for future development, transportation, placemaking, and identity are blended with market-based catalytic development strategies. The result is a realistic yet aspirational strategy that provides a road map for short and long-term improvements, strengthening identity, attracting a more diverse and dynamic mix of users, and sustain growth and economic vitality along the corridor.

The key recommendations to improve the Highway 100 corridor include:

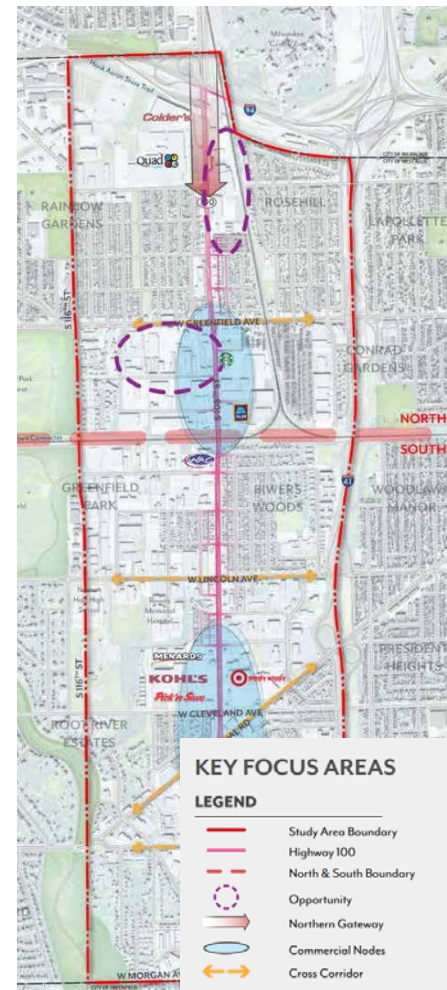
- Diversify the mix of uses.
- Focus on increasing mobility, not traffic flow.
- Create mixed-use, walkable destinations.
- Give Highway 100 a unique brand and identity.
- Promote desired development patterns.

Brownfields

Throughout this report, we will use the term Brownfield Redevelopment. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. Brownfield redevelopment is also one of the state's strongest weapons in combating urban sprawl. Recent academic research suggests that for every 1 acre of brownfield redevelopment 3 to 3 ½ rural acres are preserved from urbanization.

As a redeveloping industrial community, West Allis is challenged with brownfield issues. At the same time, brownfields offer great opportunity for economic regeneration. Incentives for the revitalization of abandoned, idle or underused commercial or industrial properties, where expansion or redevelopment is hindered by real or perceived contamination have become common practice. According to the Wisconsin

Department of Natural Resources' (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS). When considering the redevelopment of these sites, state and national incentives should be researched.



The City of West Allis is actively participating in economic regeneration through brownfield remediation. It has taken advantage of programs offered by the Wisconsin DNR, Wisconsin Department of Commerce, and the United States Environmental Protection Agency. Utilizing brownfield sites, West Allis has redeveloped buildings and land formerly used by industrial giant Allis Chalmers into the Summit Place Office Complex valued at over \$74 million and reclaimed over 60 acres of land in the Six Points Farmers Market area for a mixed use, residential urban renewal project with an expected value of nearly \$50 million, representing an increase of over \$30 million.

Community Development Block Grant (CDBG) - Economic Development Loans

For this loan program, the City uses federal funds to create job opportunities for low-to-moderate income workers. Borrowers must guarantee that they will create at least one new job for every \$10,000 the City lends. At least 51% of these new jobs must be filled by a worker from a low-to-moderate income household. Any construction/rehabilitation work associated with these loan funds must comply with Federal Fair Labor Standards provisions of the Davis-Bacon Act, (i.e., contractor must pay prevailing wage). Federal rules require the City to apply a “necessary and appropriate” test to all loan requests. This means that the applicant must provide evidence that they are unable to obtain all the financing needed for the project on affordable terms. In cases where the project will result in an extraordinary economic benefit to the community, the Common Council will consider waiving these guidelines on eligible costs, required lender participation and maximum loan amount.



Program Details

Eligible businesses: Industrial and commercial

Eligible costs: Acquisition of property and equipment, new construction, or rehabilitation of existing facilities. No working capital loans.

Structure: The City's program is intended to bridge the gap between the amount that a conventional lender is willing to lend and the amount that is needed to finance the project. Lender participation must be at least 67%.

Maximum loan amount: \$150,000

Minimum loan amount: \$10,000

Repayment terms: Matched to company's debt service capacity, maximum of 20 years.

Interest rate: Market rate

Fees: 1% of loan amount, minimum of \$500

Average processing time: 60 days

Small Business Development

Future redevelopment of the eastern portion of the district is located within a Governor selected Opportunity Zone (OZ). The goal of the OZ is to attract investment in area that is low-income area that offers three tax incentive benefits such as 1) gain deferral, 2) partial forgiveness, and 3) forgiveness of additional gains. OZ funds look for sites that offer these benefits to foster commercial real estate development and renovation of properties, opening new businesses, and expansion of businesses.

Kiva

Kiva is an online crowdfunding program that provides 0% interest loans to entrepreneurs and start-up businesses. Anyone can become a Kiva lender and help make entrepreneurship more inclusive by loaning as little as \$25 to women, people of color, immigrants, veterans, and lower-income entrepreneurs and business owners. Kiva borrowers and lends come from all around the world, and we are excited to partner with KIVA to help grow our local entrepreneurial community.

Business owners in West Allis are eligible for zero-interest loans of up to \$10,000 from Kiva, with the amount depending on length of time in business and social lending network success. Kiva loans are often given to startups or small businesses that need an extra piece of equipment, funding for a marketing campaign, or something else to help them jumpstart the business. The business must first raise money from friends and family on [kiva.org](https://www.kiva.org) before it is eligible for matching funds.

West Allis was designated a Kiva City in May 2019, meaning small businesses will have access to additional capital through this program. The City of West Allis has allocated \$100,000 and made a three-year commitment to fund the administration of the program and matching funds for West Allis businesses that secure loans through the crowdfunding site [kiva.org](https://www.kiva.org).

National Avenue Economic Development Incentives

For properties located in and around the National Avenue Corridor that have new impactful uses or additions there are incentives available based on set criteria. The National Avenue Economic Development Incentives at <https://www.westalliswi.gov/1352/National-Avenue-Economic-Incentive-Progr>.

- In-Store Forgivable Loan. Up to \$50,000 forgivable loan towards equipment (the In-Store Forgivable Loan). Interest only payments and 20% forgiven on the principal each year for 5 years.
- Code Compliance Forgivable Loan. A code compliance forgivable loan up to \$8,500. Interest only payments and 20% forgiven on the principal each year for 5 years.
- Façade Grant. Matching grant, up to \$30,000. Reimbursable for work done on the exterior of building and/or site.

Chapter 5: Housing

In late 2020, the City commissioned Tracy Cross and Associates to conduct a residential market analysis. Portions of this analysis, while currently under review, are noted within this chapter and will be further evaluated for subsequent updates within the 2040 Comprehensive Plan.

West Allis maintains a diverse housing stock, ranging from single-family residential homes to multi-family residential developments. These units were constructed in various periods before and throughout the last century, contributing to a unique array of architectural styles. Residential uses comprise the majority of land in the city, making housing an integral component of the comprehensive planning process.

As a first-ring suburb of Milwaukee, the majority of local-area housing can be characterized as older stock single family and multi-family dwellings. At the close of 2020, the city of West Allis was home to nearly 29,500 existing housing units, 85 percent of which were constructed prior to 1970. In addition, a full 63 percent were constructed prior to 1950. Among occupied housing units (or households), approximately 55 percent are owner-occupied with the remaining 45 percent reflecting renters.

Single family homes consist of both bungalow and two-story designs, while most multi-family alternatives include a variety of side-by-side and flat-over-flat duplexes, along with various four-, six- and eight-unit buildings. However, over the last 10 years, a few larger-scale multi-family communities have been constructed in and around the downtown area as a part of redevelopment efforts city-wide. These include, primarily, market rate apartments, along with some senior housing and for sale condominiums.

The influx of larger-scale market rate apartments in West Allis has been most prevalent. It began with the development of the 178-unit *Six Points* community in 2009 located at 6519 W. Greenfield Avenue. Following the introduction of Six Points, several years passed before two new large-scale communities entered the local market. These included *The West Living*, a 177-unit project located at 6620 W. National Avenue, which began leasing efforts in 2019 and, most recently, the 203-unit *Element 84* at 8290 W. Orchard Street, which opened in 2020.

The City is fortunate to offer a range of residential housing choices for first-time homebuyers. Given the age and size of many of the single-family structures, the city's established neighborhoods attract young couples and families looking for a starter home, but also offers housing choices for growing families and empty nesters too.

Within the neighborhoods, it is critical to maintain and enhance the amenities, infrastructure and services to promote attractive property values. Many of the new housing projects, both rental and owner-occupied, also offer a variety of price points and housing choices.

Mixed Use infill housing development is another national trend well suited to West Allis. This form emphasizes walkable neighborhoods, integrates personal and business-oriented services and offers housing choices. The largest growth in the housing market is for smaller, non-traditional families - people living alone or living together as unrelated individuals. Mixed-use areas offer the amenities these

households are looking for, access to shopping, services, and transit. Due to the historic development in the City, there are various mixed-use nodes that already exist, along with access to transit. Building upon these areas, redeveloping underutilized structures, and encouraging new mixed-use developments will continue the rich offering of housing choices throughout the City.

GEOGRAPHIC POSITIONING

The City of West Allis is in a unique position to move swiftly with residential development/redevelopment efforts for two reasons. First, the municipality is already working through a number of proposals by builders/developers interested in both rental and for sale offerings – some of which are getting close to market entry. Second, West Allis has identified 26 initial development/redevelopment sites (both large and small) throughout the municipality, each of which could potentially contain a component of residential units (see Exhibit 1.10).

1.10

GEOGRAPHIC DELINEATION OF PROPOSED AND POTENTIAL DEVELOPMENT/REDEVELOPMENT SITES WEST ALLIS, WISCONSIN



GOALS & POLICIES

The following goals and policies have been created based on community input and the City's established policies. They are intended to guide future decisions pertaining to housing in West Allis.

Goal: maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

Objective 1: Support “Aging In Place” Continue to be a community where residents can age without leaving the city. Provide adequate types of housing to serve young professionals, families, and senior citizens.

- **Recommendation 1.1:** Maintain housing options for all income levels and age groups within the City's housing portfolio.
- **Recommendation 1.2:** Maintain zoning districts that allow for a variety of housing types.
- **Recommendation 1.3:** Encourage high-quality, maintenance-free housing options such as condos, rowhomes, or town houses -to provide choices for young professionals, empty nesters, etc.
- **Recommendation 1.4:** Support unique housing options, such as live-work developments accessory dwelling units and cooperative housing.
- **Recommendation 1.5:** Encourage young families to move into high-quality apartments in West Allis.
- **Recommendation 1.6:** Renovate existing single-family homes to make them more family-friendly and modern.
- **Recommendation 1.7:** Identify underutilized land to build new single-family housing stock.
- **Recommendation 1.8:** Promote the availability of land for the development or redevelopment of housing stock that accommodates larger households and/or more modern updates to living arrangements.

Objective 2: Increase Homeownership

- **Recommendation 2.1:** Increase the percentage of owner-occupied units within the City.
- **Recommendation 2.2:** Promote affordable home buying opportunities to young families.

**55% OF
HOUSING
STOCK IS
SINGLE
FAMILY
OWNER
OCCUPIED**



Objective 3: Maintain the existing supply of high-quality senior housing options in areas that are close to services that seniors typically require, including public transit.

- **Recommendation 3.1:** Maintain City-owned senior housing to preserve and enhance affordable, quality housing options.

West Allis can aggressively pursue multiple development/redevelopment sites going forward. To this end, West Allis is in a position to absorb an average of 200 properly-positioned apartments annually over the next 5+ years, along with *at least* 150 for sale housing units per year – if supply can be made available and product is positioned appropriately.

Objective 4: Locate Higher Density Multi-Family Near a Mix of Uses Plan for higher density multi-family housing in parts of West Allis along walkable street corridors where there is access to parks, shopping, community facilities, and existing or planned public transportation routes.

- **Recommendation 4.1:** Incorporate high quality multi-family housing on mixed use infill and redevelopment sites.

Goal: Preserve and enhance the unique character of the different West Allis neighborhoods, including the distinct identities of the City's districts, and corridors, while directing growth and development.

Objective 1: Protect the historic integrity of residential properties in West Allis. Protect the historic integrity of residential properties in West Allis by establishing design standards for the various architectural styles throughout the City, including both historic styles and modern design that is balanced with the context of existing architectural styles. Develop design standards when reviewing applications for additions and residential renovation.



- **Recommendation 1.1:** Establish design standards for residential properties.
- **Recommendation 1.2:** Utilize the design standards when reviewing applications for additions and residential renovation.

Objective 2: Explore Various Property Maintenance Programs Explore various property maintenance programs in order to protect and enhance City's housing stock and property values. Programs to consider include but are not limited to: time-of-sale inspections, enhanced property code enforcement.

- **Recommendation 2.1:** Explore possible funding options to minimize the financial impact of property maintenance programs.

Objective 3: Encourage Compatible Residential Infill and Rehabilitation Projects
Encourage residential infill and rehabilitation that respects the integrity and composition of the City’s existing development patterns, including site layout, building materials, building character and scale, open space, and integrated connectivity.

- To provide strong community infrastructure created around a theme of livability, functionality, walkability, and recreation/convenience.
- To create communities where emphasis is placed on all segments of the market ranging from younger childless singles and couples to families living, playing, and growing together; and where active adult residents can see and experience the vibrancy of youth.
- To create communities in which moderate and higher density housing products are carefully combined with population-serving retail, restaurants and services, along with pocket parks and recreational uses – and that all are highly integrated and exposed for all to enjoy.



Goal: Support sustainable site design and building practices for construction and rehabilitation opportunities in all neighborhoods.

Objective 1: Encourage “Green” Residential Development practices for the construction and rehabilitation of housing within the City, including smart city practices on a neighborhood level that promote energy conservation, the use of sustainable materials, improved air quality, and stormwater management.

Objective 2: Promote Energy Independent Community Status Promote the City’s status as an Energy Independent Community with property owners in West Allis.

Goal: work with regional, state, and federal agencies to provide housing programs and assistance to property owners.

Objective 1: Coordinate with Agencies to Encourage Housing Rehabilitation Programs Coordinate with HUD, WHEDA, the Wisconsin Department of Commerce, the Wisconsin Partnership for Housing Development, and Milwaukee County to encourage the use of financial assistance programs for housing rehabilitation.

POPULATION AND TRENDS

Trends in residential construction are one indicator of future housing development. The table below lists housing starts over the past ten years (based on building permits issued) within the City of West Allis. These are for new single-family homes, duplexes, and multi-family homes including apartments, condominiums, and senior living units (but not memory care or other group living). The number of new housing units added has been low each year, except during 2018 when two apartment buildings began construction. This trend is typical for inner-ring suburbs like West Allis and West Milwaukee, which do not have much undeveloped land and where most new housing units come from multi-family developments such as apartments, condominiums, or townhomes.

City of West Allis Housing units by Type 2010-2020

| Unit type | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Total |
|---------------|---------|------|------|------|------|------|------|------|------|-------|
| Single family | 7 | 3 | 4 | 4 | 1 | 4 | 3 | 1 | 2 | 29 |
| Two family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Multi-family | 0 | 0 | 38 | 0 | 4 | 0 | 380 | 0 | 0 | 422 |
| Total | 7 | 3 | 42 | 4 | 5 | 4 | 383 | 1 | 6 | 455 |

In 2018, the City of West Allis issued permits for its first large multi-family developments since the late-2000s. The West Apartments opened in 2019 with 177 market-rate 1-, 2-, and 3-bedroom apartments. These apartments are geared towards young professionals, with rents ranging from \$1,200 to \$2,000 a month. Element 84 Apartments opened in 2020 with 203 market-rate 1- and 2-bedroom apartments. As of January of 2021, an additional multi-family development in West Allis was in the approval process or in negotiations, and if implemented would add an additional 310 units (Lofts at SoNa and the Allis Yards).

Trends in Births and Young Child Population

Since 1970, demographic trends and projections for West Allis suggest that the City will continue a general decline in population. However, in the years ahead given more recent construction trends in West Allis and the region, the cities regional accessibility, racial and ethnic diversity and birthrates may suggest otherwise. The following demographic information is provided from a West Allis-West Milwaukee School District Community Change Report prepared in 2020.

Demographic Trends

- Births decreased in the West Allis-West Milwaukee (WAWM) District by 22 percent over the past decade, mainly due to decreases in births by white women. Relatedly, the population aged 0-17 decreased by 2 percent over the past decade.
- The population aged 25-39 increased by 21 percent over the past decade. This increase of young adults of childbearing age may indicate a stabilization in births over the next decade.
- The WAWM District is becoming more racially and ethnically diverse. Over the past decade, the WAWM District's total white population decreased by 4,469 persons, or 9 percent. The Latinx population increased by 1,993 persons, or 29 percent. The black population increased by 1,740, or 66 percent.
- According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women. This combined with the changing demographics of the WAWM area suggests the possibility for more births in WAWM District.
- Population in the WAWM has been and will be supported by its superior regional accessibility and local and regional job growth.

The number of children born in a school district affects future enrollment in that district's schools. The number of births between 2010 and 2019 for West Allis and West Milwaukee. Since 2010, births in the WAWM School District have decreased by 21 percent, from 893 births in 2010 to 702 births in 2019. This trend is consistent with a nationwide decrease, reported in the National Center of Health Statistic's 2017 National Vital Statistics System Report. However, this local decrease is significantly greater than the decrease in Milwaukee County as a whole, which experienced a 9 percent decrease in births from 2010 to 2019.

The number of children born in the WAWM District is also affected by the changing demographics of the City of West Allis and Village of West Milwaukee. In 2000, 88 percent of births in the District were to white mothers. In 2017, this decreased to 70 percent of births. During the same period, births to black mothers increased from 2 percent of all births to 6 percent of all births. Additionally, births to Latinx mothers increased from 6 percent of births to 17 percent of births. According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women. This suggests that increasing racial and ethnic diversity in the District should have upward pressure on the number of total births each year.

Persons in the West Allis West Milwaukee School District between 25-39 years of age increased by 21 percent from 2010 to 2018, or from 14,415 persons to 17,394 persons. This increase is driven almost entirely by the minority population. This increase in young adults between 2010 and 2018 should exert upward pressure on births in the WAWM School District over the next decade as many of these young adults begin to have children.

The number of children aged 0-4 years is another important influence on future enrollment. Per the Census Bureau's 2010 American Community Survey (ACS), children aged 0-4 made up 5.8 percent of the WAWM School District population. The 2018 ACS indicated that the 0-4 population decreased slightly to 5.7 percent. Similarly, the percentage of all those under the age of 18 dropped from 20.1 percent of the population in 2010 to 19.7 percent in 2018. These figures correlate with the decrease in resident student enrollment experienced in the District over the past decade.

The effect of COVID-19 on the number of births in upcoming years is yet to be determined. If reaction to COVID-19 is similar to that of the economic recession of the late 2000s, then many of today's adults of childbearing age may put off or refrain from starting families. Per research from the University of Wisconsin-Madison Applied Population Laboratory, Wisconsin experienced a steady decline in its natural increase

(when births outnumber deaths) since 2007, the first year of the prior recession. While the number of births still outnumber deaths, Wisconsin's natural increase fell 44 percent between 2007 and 2016.

Trends in Births and Young Child Population

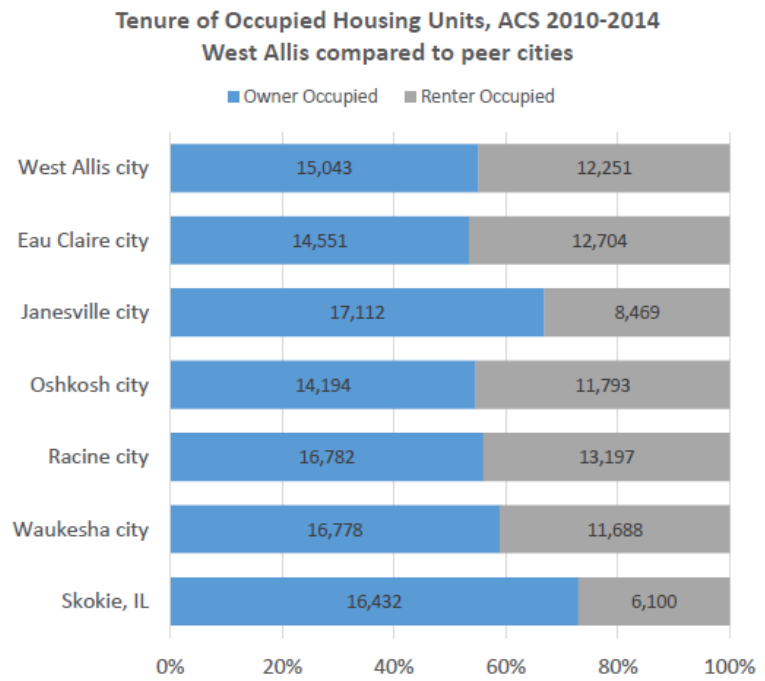
Persons in the WAWM School District between 25-39 years of age increased by 21 percent from 2010 to 2018, or from 14,415 persons to 17,394 persons. This increase is driven almost entirely by the minority population. This increase in young adults between 2010 and 2018 should exert upward pressure on births in the WAWM School District over the next decade as many of these young adults begin to have children. The School District might see increasing numbers of students over the projection period as this population ages and produces children.

Occupancy and Tenure

Among the total number of housing units in West Allis (27,294), approximately 55% of the occupied units are owner-occupied, and approximately 45% are renter-occupied. The City's average household size of 2.2 is low in comparison with surrounding communities. Based on these statistics, the City would like to create programs to encourage increased owner-occupancy throughout the City.

Units in Structure (Housing Type)

Over half of the City's 29,500 housing units are single-family residences. Remaining housing units in West Allis include two-family units (18.3% of the total), multi-family units (27.1% of the total), and a small percentage of units classified as mobile home or other (2.0%). This distribution follows a similar pattern to Milwaukee County as a whole. This variety of housing types offers choices for first-time homebuyers, as well as those wanting to stay in West Allis but are looking for another housing option.



Year Structure Built

The City of West Allis maintains a fairly diverse housing stock, a large percentage of which can be or currently is considered historic. (Buildings over 50 years of age in the United States are commonly referred to as potentially historic structures.) Approximately a third of the City's housing stock was constructed in 1939 or earlier.

AGE & VALUE

- Median age of housing unit: 66 years old ²
- Median home value: \$139,800¹
- Median home value, WI: \$189,100¹
- Median gross rent: \$794¹
- Median gross rent, WI: \$819¹



ZONING

The City of West Allis has several zoning districts that regulate residential uses. These residential districts are outlined in the City's municipal code as follows:

- RE: The RE Residential Estate District is intended to provide areas for single-family residences in portions of the City characterized by the largest parcels of land.
- RA-1: The RA-1 Single Family Residence District is intended to provide areas for single-family residences in portions of the City characterized by larger parcels of land.
- RA-2: The RA-2 Single-Family Residence District is primarily intended to accommodate existing single-family neighborhoods which are characterized by smaller lots than are required in the RA-1 District.
- RA-3: The RA-3 Single-Family Residence District is primarily intended to accommodate single family neighborhoods which are characterized by smaller lots than those required in the RA-1 and RA-2 Districts.
- RA-4: The RA-4 Single-Family Residence District is primarily intended to accommodate existing single-family neighborhoods which are characterized by smaller lots than those required in the other single-family Residence Zoning Districts. It is specifically intended for areas of the City designated as Class "A" under the preceding City Zoning Ordinance. It is intended that areas under this District will not be extended into other parts of the City.
- RB-1: The RB-1 Residence District is intended to provide areas of the City which are substantially occupied by single and two (2) family dwelling units. It is designed to accommodate limited apartment dwellings while maintaining a lower density "owner-occupied" character.
- RB-2: The RB-2 Residence District is intended to provide areas in the City for single family, two (2) family and limited multi-family residential uses. It is specifically intended for areas of the City designated as Class "B" Residential under the preceding City Zoning Ordinance and represents a historical zoning pattern.
- RC-1: The purpose of the RC-1 Residence District is to provide areas in the City for lower density multifamily development.
- RC-2: The purpose of the RC-2 Residence District is to provide areas within the City for the densest residential development permitted under the terms of the Subchapter.

These nine zoning districts govern the majority of land in West Allis. In addition to these exclusive residential zones, residential uses are also allowed as permitted or Special Uses in the West Allis' commercial districts. These districts allow for mixed use, multi-family, and single and two family housing developments to supplement commercial activity along corridors throughout the city. Residential uses within commercial developments are outlined in the city's municipal code as follows:

- C-1: The Central Business District is intended to accommodate retail and office uses, which are characteristic of the city's traditional "downtown" area. Residential uses, in the form of mixed residential and commercial developments, as well as multi-family developments, are permitted as Special Uses within this district.
- C-2: The Neighborhood Commercial District is designed to provide convenience shopping in close proximity to nearby residential areas through the allowance of uses that satisfy daily or frequent needs. Single and two family residential uses, meeting the minimum requirements of the RB-2 District, are allowed as permitted uses, and mixed residential and commercial developments, and multi-family dwellings are permitted as Special Uses.

C-3: The Community Commercial District is intended to allow for a larger consumer population and provides a wider range of uses to accommodate daily and occasional shopping requirements. Residential development in the form of single and two-family housing, meeting the minimum requirements of the RB-2 District, is a permitted use, and mixed residential and commercial developments, and multi-family housing are permitted as a Special Use.

- C-4: The Regional Commercial District is designed to accommodate larger scale commercial land uses that rely on heavy automobile traffic for support. Mixed residential and commercial developments are permitted as a Special Use within this district.

Residential uses are generally not permitted in the City's Manufacturing Districts (M-1 and M-2) or Park District (P-1). The exception to this is within the M-1, light manufacturing district mixed uses are allowed with a special use permit. The M-2, Heavy industrial district was created in 2019 within the zoning text and mapped in early 2021.

HOUSING TYPES

West Allis is home to numerous types of architectural styles constructed during different periods throughout the past century. These housing types are outlined in Figure 5-18. "100 Years of Homes in West Allis," courtesy of Shannon Honl, provides an in-depth analysis of these housing types and their location throughout all neighborhoods in West Allis. The document is available for reference at City Hall. These styles should be referenced when considering future housing developments in the City.

Figure 5-18. Housing Types in the City of West Allis.

| Popular House Types of West Allis | | 1900 - 1980 |
|---------------------------------------|--|-------------|
| I. Bungalow Era (1900 - 1935) | | |
| A. Bungalow | | |
| i. Four-Room, Box Bungalow | | |
| ii. Standard Bungalow | | |
| iii. West Allis, "Sun Porch" Bungalow | | |
| iv. Side-Gabled Bungalow | | |
| v. Craftsman Bungalow | | |
| B. Duplex (Two-Flat) | | |
| i. Duplex, Double-Door Type | | |
| ii. Duplex, Separated-Door Type | | |
| iii. Duplex, Back-Entry Type | | |
| iv. Bungalow Duplex | | |
| C. Other Pre-1930, House Types | | |
| i. Foursquare | | |
| ii. Side-Hall House Types | | |
| iii. Front-Gambrel, Dutch Colonial | | |
| iv. Polish Flat | | |
| II. Cape Era (1920 - 1960) | | |
| A. Period Revival | | |
| i. Traditional Cape | | |
| ii. Picturesque Cape | | |
| iii. Two-story, Center Hall Colonial | | |
| iv. Two-story, Side Hall Colonial | | |
| B. Minimal Traditional | | |
| i. Cape | | |
| ii. Minimal Traditional, Front-Gabled | | |
| iii. Minimal Traditional, Side-Gabled | | |
| III. Ranch Era (1950 - 1980) | | |
| A. Ranch | | |
| i. Box Ranch | | |
| ii. Standard Ranch, Detached Garage | | |
| iii. Standard Ranch, Attached Garage | | |
| iv. Standard Ranch, Breezeway Type | | |
| B. Two-story, Suburban Colonial | | |
| C. Split Level | | |

CITY HOUSING PROGRAMS

The City's Department of Development has a Housing Office that offers a variety of loan and assistance programs, many of which are funded by grants. These loan and assistance programs are as follows:

Home Buyer Loan Program

Persons meeting household income guidelines may be eligible for assistance with down payment and closings costs when purchasing single-family homes or duplexes in West Allis.

Housing Rehabilitation Assistance Program for Homeowners

Single family dwellings and duplexes in West Allis that meet income limits are eligible for reduced rate loans to assist with housing rehabilitation.

Housing Rehabilitation Assistance Program for Rental Property Owners

Non-owner occupied properties in West Allis whose tenants meet income limits may be eligible for reduced rate loans to assist with rehabilitation.

Veterans Affairs Supportive Housing (VASH)

The HUD-VASH program is a partnership between the Department of **Housing** and Urban Development (HUD) and the Department of Veterans Affairs. This supported **housing** program provides permanent **housing**, long-term case management and supportive services to eligible Veterans who are homeless or at risk of homelessness.

CARES Mortgage Assistance

Eligible Properties: Owner occupied properties located in West Allis.

Eligible Households: Households that have a gross annual income not exceeding 80% of County Median Income.

Housing Choice Voucher Program

This program provides Section 8 Rent Assistance to help low income households pay a portion of their rent. The program is currently closed for new applications as the Housing Office serves the existing waiting list.

Other Housing Programs

In addition to the housing programs offered through the City of West Allis, programs are offered through the federal government, the state, and Milwaukee County that are applicable to the needs of West Allis residents.

FEDERAL HOME PROGRAMS

- [CHDO](#) Community Housing Development Organization
- [HHR](#) Homebuyer and Rehabilitation Program
- [RHD](#) Rental Housing Development Program
- [TBRA](#) Tenant Based Rental Assistance Program

COMMUNITY DEVELOPMENT BLOCK GRANT

- [CDBG](#) Community Development Block Grant Program
- [CDBG](#) Revolving Loan Fund
- [EAP](#) Emergency Assistance Program
- [NSP](#) Neighborhood Stabilization Program

SPECIAL NEEDS (Homeless)

- [Critical Assistance Program](#) (CA)
- [ESG/THP/HPP](#) Emergency Shelter/Transitional Housing/Homeless Prevention Program
- [HOPWA](#) Housing Opportunities for People with AIDS
- [HPRP](#) Homelessness Prevention & Rapid Re-housing Program
- [PATH](#) Project for Assist in the Transition from Homelessness
- [SOAR](#) SSI Outreach, Access and Recovery
- [WISP/HMIS](#) Wisconsin ServicePoint

STATE PROGRAMS

- [HCRI](#) Housing Cost Reduction Initiative
- [IBRETA](#) Interest Bearing Real Estate Trust Accounts Program
- [MHRP](#) Manufactured Housing Rehabilitation and Recycling
- [SSSG](#) State Shelter Subsidy Grant Program
- [WFS](#) Wisconsin Fresh Start Program

Fair Housing Board

The City's Fair Housing Board works to ensure equal housing opportunities for all West Allis residents. The Board also promotes throughout the community, including businesses, housing providers, real estate professionals, with awareness programs like the Fair Housing Poster Contest and proactive educational materials. The Board processes all claims of discrimination in housing and is charged with receiving, investigating and elimination or remedying discrimination by means of conciliation, persuasion, education or litigation.

Senior Housing

The Beloit Road Senior Housing Complex offers independent living for residents 55 years of age or older. Owned by the City of West Allis, and managed by a full time Property Manager and Property Maintenance company, this 104 unit affordable senior housing complex was originally built in 1949 as veteran's housing. It is still currently operated by the City. As a goal within this plan, the City aims to preserve and enhance affordable, quality housing options.

CONCLUSION

The City of West Allis has a variety of housing types, housing prices, and housing amenities. Maintaining the older housing stock while developing new more modern units, will provide a strong range of future of residential choices throughout the City.

The city is extremely well suited for the introduction of new market rate residential development (including additional rental apartments and various forms of for sale housing (see Tracy Cross report 2021). This favorable conclusion is based upon: 1) more than adequate demand support for various new construction housing alternatives; 2) notable supply-side constraints; 3) a rather substantial base of existing and future households with strong demographic profiles; 4) tightness in both the rental and for sale sectors of the market; 5) in place infrastructure and ancillary support mechanisms given the established nature of the city of West Allis – a municipality that is already witnessing the success of redevelopment efforts; and 6) an excellent regional location. Practically any well designed and properly positioned new conventional residential product form could be successfully introduced within a variety of areas throughout the municipality.

Chapter 6: Transportation

The City of West Allis has a well-established transportation network including freeways, streets, transit, rail, bicycle and pedestrian facilities. The transportation system performs a pivotal role in shaping land use patterns, growth opportunities and economic development, attracting large concentrations of employment. The transportation network has been a major factor in the City's residential and commercial growth with continued demand for new, high quality development.

As West Allis' transportation corridors and street network create opportunities for development, the demand for development creates the need for new facilities and improvements to streets and other travel modes. In today's economic times it is even more important to balance the need for better transportation choices, improved transportation choices, and ongoing maintenance of existing facilities due to current and planned development.

Smart growth principles provide a variety of policies to make the best use of transportation investments that maximize choices for all user types and provide economic benefits to individual users, the City, and the region. Policies that address all users, ensure long-term benefits for the residents and property owners, and support creative solutions to current problems are going to add value to the City. Even though most residents still use a personal automobile for most of their trips, there is national interest in improving all forms of transportation, including mass transit, biking, and walking.

As more communities adopt smart growth principles, the benefits of linking transportation, housing, shopping, and the workplace become key components to a successful system. The establishment of sound transportation policies is vitally important to maintain the existing quality and condition of the transportation system while planning for the future needs of the City.

TRANSPORTATION GOALS, OBJECTIVES AND POLICIES

Goal: Provide a safe and efficient multi-modal transportation network that will effectively serve the travel needs within the City and region.

Objective 1: Pedestrian and Vehicular Safety Plan for complete streets for pedestrian and vehicular safety.

- **Recommendation 1.1:** During construction projects, redesign streets to be "Complete Streets," narrowing when possible to improve safety and reduce pavement.
- **Recommendation 1.2:** Implementation of: [National Avenue Corridor Strategic Plan](#) and strategies employed within the [Hwy-100-Corridor-Study](#).
- **Recommendation 1.3:** Consider a roundabout when feasible as an alternate to installing traffic signals. Roundabouts are safer than traffic signals and result in fewer crashes of high severity.

Objective 2: Efficient Vehicular Movement Plan for complete streets for efficient vehicular movement.

- **Recommendation 2.1:** Encourage cross access between businesses along the arterials through a modified back road system.

- **Recommendation 2.2:** Develop access management plans for the major arterials.
- **Recommendation 2.3:** Remove unwarranted traffic signals to reduce delays for drivers.
- **Recommendation 2.4:** Update pedestrian timings to allow for walking speed of 3.5 feet per second per MUTCD.
- **Recommendation 2.5:** Promote the use of alternate forms of transportation.
- **Recommendation 2.6:** Perform traffic counts, periodically, at signalized intersections to update timings based on Institute of Transportation Engineers (ITE) and MUTCD standards.
- **Recommendation 2.7:** Review the Pavement Surface Evaluation Rating (PASER) for the City's streets biannually.
- **Recommendation 2.8:** Design improvements to achieve Level of Service D or better traffic operations, if feasible.
- **Recommendation 2.9:** Require traffic impact studies for developments/ redevelopments generating over 100 additional trips during a peak hour.

Objective 3: Multi-Modal Transportation Plan for complete streets for multi-modal transportation.

- **Recommendation 3.1:** Prioritize the proposed bicycle and pedestrian facilities recommended in the City's proposed Bicycle and Pedestrian Master Plan. Conduct feasibility studies to identify any potential impacts.
- **Recommendation 3.2:** Consider pedestrian, bicycle and transit accommodations with all reconstruction projects.
- **Recommendation 3.3:** Explore minimum/maximum parking standards and/or review/adjust parking standard ratios in the City's Zoning Ordinance to encourage less reliance on single - occupancy automobiles.
- **Recommendation 3.4:** Promote the use of alternate forms of transportation for special events.

Objective 4: Maximize Existing Funding Maintain and maximize the use of existing funding for local transportation improvements without increasing the burden on taxpayers.

- **Recommendation 4.1:** Utilize the Capital Improvement Plan to plan and pay for road improvements.
- **Recommendation 4.2:** Seek street maintenance and improvement funding alternatives, such as Federal and State funding.

Objective 5: Interagency Coordination Improve coordination with other agencies.

- **Recommendation 5.1:** Coordinate with WisDOT, Milwaukee County, and other transportation agencies regarding:
 - Improvements to state and county highways in and around the City.
 - Periodic updates to the traffic signal timings.
 - Intersections with crash rates higher than 1.5 crashes per million entering vehicles.
- **Recommendation 5.2:** Designate a City staff member to be the liaison between employment centers within the City and MCTS.
- **Recommendation 5.3:** The City Planner and City Engineer are members of the SEWRPC Committee preparing a regional transportation plan. Continued participation with the SEWRPC, WisDOT, MCTS and surrounding municipal jurisdictions in ongoing visioning efforts and

implementation (example - creation of a regional transportation authority, public transit, access to jobs/connectivity).

TRANSPORTATION INVENTORY AND NEEDS ASSESSMENT

This section provides background information to describe West Allis' transportation system and an assessment of its needs.

Complete Streets

Complete Streets are designed and operated to enable safe access for all users, including pedestrians of all ages and abilities, bicyclists, motorists, and transit riders and vehicles. Furthermore, they complement the idea that streets in themselves can be place-makers and economic generators. Complete streets encourage the development of viable transportation choice, which can save time, money and frustration.

Complete streets are safer and more welcoming than single-schemed streets and can increase the value of private property in well-connected neighborhoods. These types of streets are designed within neighborhood context and balance aesthetics, safety, social interaction, public health, environmental consequences, economic concerns and traffic movement. Complete streets are also ultimately more cost-effective and sustainable, in that they avoid costly retrofits, and allow for less reliance on fuel and its fluctuating pricing.

Next to housing, transportation needs account for the second largest percentage of household expense. Complete streets in neighborhoods provide options to lessen this expense, and simultaneously promote local economic growth and healthier neighborhoods. In comparison, incomplete streets, or streets with the single-minded goal of moving automobile traffic, increase financial dependency, hinder mobility, promote sprawl and limit the customer and employee base of the local economy.



In West Allis, over 20% of land is dedicated to streets and right-of-way and an additional 5% is utilized for interstates and railroads. As publicly owned land, this area should be developed in a manner that prioritizes and maximizes the benefits to the City and its neighborhoods. In order to do so, the needs of multiple stakeholders, beyond the automobile, must be considered. Streets should not be designed to solely funnel traffic through the city; rather, streets should be dedicated to best meeting the needs of neighborhood residents and customers.

In accordance with State Statue 84.01(35), the department shall ensure bikeways and pedestrian ways are established in all new highway construction and reconstruction projects funded in whole or in part from state funds or federal funds.

Narrower streets often provide a better balance of complete street elements and result in a safer and more efficient street system. Pedestrian amenities, such as corner bump outs, make pedestrians more visible and minimize the crossing distance, which both increases pedestrian safety and lessens traffic wait time. Similarly, bike lanes and signage increase visibility and safety, for cyclists and motorists. Narrower traffic lanes calm through traffic and reduce neighborhood speeding, and the provision of inviting public transportation facilities encourages their use, and results in less congestion and more land-efficient valuable right-of-way to the neighborhood and allow for additional private investment opportunities, greater taxable value, and greening of the streetscape to occur within the City.



In order to encourage the development of complete streets, a comprehensive, interdisciplinary approach must be achieved. Effective complete streets require compatibility between transportation planning, and local land use and economic development plans. Complete streets also require comprehensive network connectivity and must be implemented community- wide. And lastly, the goal of complete streets must not be marginalized by efforts, which compartmentalize or diminish the value of individual elements, since the cost of “completing” streets is often minimal in comparison to the project’s overall budget and produces both predictable and non-quantifiable benefits.

Functional Classification

West Allis’ commuting patterns underscore the need to maintain the hierarchy of the roadway network with adequate capacity and good pavement condition. The vehicle remains, and most likely will remain, the predominant mode of travel. West Allis classifies its roadways under five functional categories: freeways, state trunk highways, arterials, collectors, local streets. The City also has portions of two Milwaukee County parkways (Root River and Kinnikinic) that were originally intended to function as park roads, but act more like collectors/arterials. Access along the facilities is related to the type of functional classification. For example, an arterial allows for better traffic flow with fewer access points. Whereas a local street provides more access resulting in lower speeds and traffic flow.

Freeways

Freeways accommodate regional traffic and typically serve longer trips. Access to and from freeways is generally limited to arterials at controlled interchanges. West Allis is immediately south of the system interchange for I-94, I-894, I-41 and US-45. Known as the Zoo Interchange, it is Wisconsin’s busiest freeway interchange, handling 350,000 vehicles during an average weekday. The two major freeways in the vicinity of West Allis are described below:

- **I-894/I-41/US-45** runs north-south through the western section of the City. This six to eight-lane freeway carries 146,000 to 173,000 vehicles per day. I-894 has four service interchanges within the city limits at West Oklahoma Avenue, West National Avenue, West Lincoln Avenue and West Greenfield Avenue.
- **I-94** runs east-west approximately a quarter- mile north of the City’s border from the Zoo Interchange to the City’s eastern limits. West of the Zoo Interchange, two sections of I-94 are within

the City's limits including the interchange with Highway 100/108th Street. This six to eight-lane freeway carries 152,000 to 161,000 daily vehicles. I-94 provides access to the City via service interchanges at four locations including Hawley Road/60th Street, 68th/70th Street, 84th Street and Highway 100/108th Street.

State Trunk Highways

The state trunk highway system provides access between the freeway and the arterial, collector and local street system. Arterials typically have more than two travel lanes with access restrictions. A description of the state trunk highways in West Allis is included below.

- **South 108th Street** is designated as State Trunk Highway (STH) 100. South 108th Street/Highway 100 provides six travel lanes and carries 27,200 to 39,000 vehicles per day (2017).
- **West Greenfield Avenue** is designated as STH 59 from the western city limits to South 62nd Street. West Greenfield Avenue/STH 59 provides two to four travel lanes carrying 11,400 to 32,800 vehicles per day (2017).
- **South 84th Street** is designated as STH 181 north of West Greenfield Avenue. South 84th Street/STH 181 provides four travel lanes and carries 16,600 vehicles per day (2017) north of West Greenfield Avenue.

Arterials

The arterials provide the connection between the freeway and the collector and local street system. Arterials typically have more than two travel lanes and access restrictions. A description of the arterials in West Allis is included below.

- **West National Avenue** (Western city limits to South 62nd Street) provides two to four travel lanes and carries 8,000 to 23,100 vehicles per day (2017).
- **West Oklahoma Avenue** (CTH NN) provides four travel lanes and carries 13,500 to 25,700 vehicles per day (2017).
- **West Cleveland Avenue** (Western city limits to West National Avenue) provides two to four travel lanes and carries 6,800 to 14,400 vehicles per day (2017).
- **South 60th Street** provides two to four travel lanes and carries 11,400 to 14,400 vehicles per day (2017).
- **West Lincoln Avenue** provides two travel lanes west of South 117th Street and carries 4,600 to 7,300 vehicles per day (2017). West Lincoln Avenue provides four travel lanes east of South 117th Street and carries 13,600 to 17,800 vehicles per day (2017).
- **South 76th Street** provides four travel lanes south of West Beloit Road and carries 16,300 to 17,400 vehicles per day (2017). South 76th Street provides two travel lanes north of West Beloit Road and carries 10,100 to 12,500 vehicles per day (2017).
- **South 84th Street** (West Greenfield Avenue to southern city limits) provides two to four travel lanes and carries 7,700 to 14,600 vehicles per day (2017).
- **West Beloit Road** provides four travel lanes south of West Lincoln Avenue and carries 8,900 to 12,800 vehicles per day (2017). West Beloit Road provides two travel lanes north of West Lincoln Avenue and carries 6,800 to 10,700 vehicles per day (2017).
- **South 92nd Street** provides two to four travel lanes and carries 9,600 to 12,800 vehicles per day (2017).
- **West Greenfield Avenue** (South 62nd Street to eastern city limits) provides two travel lanes and carries 11,100 vehicles per day (2017).

- **South 70th Street** (Northern city limits to West National Avenue) provides two travel lanes and carries 7,500 vehicles per day (2017).
- **West Theodore Trecker Way** (South 108th Street to South 116th Street) provides two travel lanes and carries 6,300 vehicles per day (2017).
- **West Burnham Street** (West Becher Street to eastern city limits) provides two travel lanes and carries 6,800 to 6,600 vehicles per day (2017).
- **West Becher Street** (West National Avenue to West Burnham Street and to eastern city limits) provides two travel lanes and carries 4,200 to 5,900 vehicles per day (2017).
- **South Curtis Road** provides two travel lanes and carries 5,300 vehicles per day (2017).
- **South 116th Street** (West Greenfield Avenue to South Curtis Road) provides two travel lanes and carries 5,300 vehicles per day (2017).
- **South 71st Street** (West National Avenue to West Lincoln Avenue) provides two travel lanes and carries 2,800 to 3,900 vehicles per day (2014).
- **South 68th Street** (West Lincoln Avenue to southern city limits) provides two travel lanes and carries 3,000 to 5,500 vehicles per day (2005).

Collectors

Collectors provide the connection between arterials and local streets and serve both local and through traffic. They distribute trips from the arterials to the local streets and they collect traffic from the local streets and channel it onto the arterial system. Collectors have fairly direct access to residential neighborhoods, commercial and industrial areas. West Allis' collectors include:

- **West National Avenue** (South 62nd Street to eastern city limits) provides two travel lanes and carries 13,500 to 14,300 vehicles per day (2017).
- **West Cleveland Avenue** (West National Avenue to eastern city limits) provides two travel lanes and carries 1,300 to 6,900 vehicles per day (2017).
- **South 116th Street** (West Lincoln Avenue to West Greenfield Avenue) provides four travel lanes and carries 11,600 vehicles per day (2014).
- **South 102nd Street** (West Lincoln Avenue to West National Avenue) provides two travel lanes and carries 4,800 vehicles per day (2011).
- **West Schlinger Avenue** provides two travel lanes and carries 2,900 to 2,500 vehicles per day (2011).
- **South 70th Street** (West National Avenue to West Mitchell Street) provides four travel lanes carries 3,300 vehicles per day (2011).
- **West Mitchell Street** provides two travel lanes from 71st Street to 60th Street and carries 3,300 vehicles per day (2011).
- **South 117th Street** (West Lincoln Avenue to West Cleveland Avenue) provides two travel lanes and carries 3,100 vehicles per day (2011).
- **West Electric Avenue** (South 55th Street to eastern city limits) provides two travel lanes and carries 2,700 vehicles per day (2005).
- **West Morgan Avenue** provides two travel lanes and carries 810 to 3,100 vehicles per day (2005 and 2011, respectfully).
- **South Root River Parkway** (West Cleveland Avenue to Southern City Limits) provides two travel lanes and carries 1,700 vehicles per day (2011).
- **South 103rd Street** (West Schlinger Avenue to West Greenfield Avenue) provides two travel lanes and carries 1,600 vehicles per day (2011).

Local Streets

Local streets are designed to serve local traffic that is not part of a higher classified street system. In West Allis, this includes residential and commercial grid streets, curvilinear streets serving residential, commercial and industrial areas and cul-de-sac streets. Local streets operate at the lowest posted speed limits and provide the most direct access to individual parcels of land. Their use for thru traffic is usually discouraged via design and traffic controls.

PLANNED PROJECTS

Every year the City adopts an annual Capital Improvements Program (CIP) and an updated 5-year Capital Improvements Program. The planned reconstruction projects in the City's Capital Improvement Program for the Years 2021 to 2025 are listed in Figure 6-3. Update Figure 6-3

Bicycle and Pedestrian Facilities

The Bicycle Federation has prepared the City's proposed [Bicycle and Pedestrian Master Plan](#). Bicycle and pedestrian improvements, as recommended in the Proposed Bicycle and Pedestrian Master Plan, will be implemented in conjunction with the City's Capital Improvements Program. Including but not limited to: Sharrows, Green Bike Lanes & Boxes on National, Hast Connections, Curb Extensions, Crosswalks, Curb Ramps to ADA, Count Down Timers, and the Draft of a Complete Streets Policy is underway.



*Milwaukee Journal Sentinel Photo
June 2020 National Ave Bike Lane*

Bike Lanes on were installed as part of the National Avenue Project. The Oak Leaf Trail is over 100 miles of off-road paved trails, park drives and municipal streets that wind through the Milwaukee County park system, portions of the City of Milwaukee and surrounding suburbs. Two segments of the Oak Leaf Trail run through the City of West Allis. In the western portion of the City, the Oak Leaf Trail runs north-south along Root River Parkway between Greenfield Park and South 116th Street & West Morgan Avenue. Further east, the Oak Leaf Trail begins at South

84th Street & West Arthur Avenue and follows McCarty Park, Honey Creek Parkway, Kinnickinnic River Parkway east until the trail leaves the City.

In 2015, the City of West Allis received Federal grant funding from the Wisconsin Department of Transportation's Transportation Alternatives Program (TAP) to design and implement a Bike Share system in West Allis. The projected total project cost of the proposed nine-station system was \$499,200, which requires a 20% local match that was funded by a combination of private contributions and successful redevelopment projects. The City partnered with bublr bikes.org a Milwaukee based non-profit bike share program, to establish 8 stations in West Allis. The stations were dedicated in October, 2017 at a ceremony attended by community leaders, City officials, the media and Bublr staff. The City of Wauwatosa and Milwaukee are also part of the same regional bicycle share network.



Public Transit

This section includes a summary of the existing transit services within the City of West Allis.

Local Bus System

- The Milwaukee County Transit System (MCTS) provides service in West Allis and surrounding communities. In 2009, the MCTS installed bicycle racks on their buses. Each rack holds two bikes, and it is free with bus fare.
- MCTS currently has 11 routes through the City of West Allis and provides special event transit for the Wisconsin State Fair, as described below.
- **National - Greenfield: Route Blue and 56** provides split service seven days a week between South 124th Street / West Greenfield Avenue and downtown Milwaukee. Major destinations along Route 56 include Industry for the Blind, State Fair Park, MATC – West Allis Campus, Veterans Administration Medical Center, Miller Park and the Mitchell Park Domes. In West Allis, the Route 18 provides transfers to Routes 28, 44, 67 and 76.
- **108th Street (Highway 100): Route 28** provides service 7 days a week between the Whitnall Park and Ride Lot in Greenfield and the intersection of Silver Spring Drive and N. 107th Street in Milwaukee. The Milwaukee County Research Park and Mayfair Mall are located along this route. In West Allis, Route 28 provides a transfer to Route 51.
- **Fair Park - National Flyer: Route 44** is a Freeway Flyer route providing weekday morning and evening peak period service between the City of West Allis and downtown Milwaukee. Among other stops, this route serves the State Fair Park, Park and Ride Lot. Route 44 provides transfers to Routes, 28 and 53.
- **Fair Park - Whitnall UBUS: Route 44U** is a Freeway Flyer providing weekday service on school days between the City of West Allis and the University of Wisconsin-Milwaukee campus. Among other stops, this route stops at the State Fair Park, Park and Ride Lot. The stop at South 108th Street & West Oklahoma Avenue provides a transfer to Route 51.
- **Oklahoma Avenue: Route 51** provides service 7 days a week along West Oklahoma Avenue between South 123rd Street in West Allis and Lake Drive in Milwaukee. Alverno College and Aurora St. Luke's Medical Center are located along this route. Route 51 provides a transfer to Route 76 at South 76th Street and West Oklahoma Avenue
- **Lincoln Avenue: Route 53** provides service 7 days a week along Lincoln Avenue between South 112th Street in West Allis and Lincoln Memorial Drive in Milwaukee. West Allis Memorial Hospital and the Lake Express Ferry are located along this route. Route 53 provides a transfer to Route 76 at South 76th Street and West Lincoln Avenue
- **Mitchell-Burnham: Route 54** provides service 7 days a week between the United Migrant Opportunity Services (UMOS) near Chase Avenue & Lincoln Avenue in Milwaukee to West Allis Memorial Hospital. Route 54 provides a transfer to Route 64 at West 60th Street and West Burnham Street
- **South 60th Street: Route 64** provides service 7 days a week between Southridge Mall and the South 60th Street/West Greenfield Avenue intersection. Route 64 provides transfers to Routes 31??? and 76 in West Allis.
- **South 84th Street – N. 92nd Street: Route 67** provides service 7 days a week between the South 84th Street/West Howard Avenue intersection in Milwaukee and the Alexian Village in Brown Deer. State Fair Park, Milwaukee Regional Medical Center and Granville Station Shopping Center are located along this route. The Route 67 traverses West Allis and provides transfers to Routes 14 and 44U.

- **N. 68th Street - South 76th Street: Route 76** provides service 7 days a week between Southridge Mall in Greendale and the intersection of N. 96th Street & West Brown Deer Road in Brown Deer. The Route 76 stops in West Allis provide transfers to Route 51.
- **Nathan Hale East: Route 87 Delete this route??** provides weekday morning and evening service on school days between the West Oklahoma Avenue/South Wollmer Road intersection and Nathan Hale High School in West Allis. The Route 87 stops provide transfers to Routes 28, 51, and 67.
- **Wisconsin State Fair:** During the Wisconsin State Fair, MCTS provides Freeway Flyer service between specified park and ride lots and the State Fair. Freeway Flyer buses operate during fair hours with services every ½ hour. MCTS also provides shuttle service between the Watertown Plank Road Park and Ride lot and State Fair. The shuttle operates during fair hours with service every 15 minutes.

Intra-City Transit

The following services are available from Milwaukee to Madison, Chicago, and Minneapolis:

- **Amtrak** provides daily service between Milwaukee and Chicago via the Hiawatha route and between Milwaukee and Minneapolis via the Empire Builder route. Amtrak also provides service to numerous other cities throughout the country.
- **Greyhound** provides daily bus service between Milwaukee and numerous other cities throughout the country.
- **Badger Coach** provides daily bus service between Milwaukee and Madison.
- **Wisconsin Coach Lines** provides daily bus service between Milwaukee and O'Hare Airport and Midway Airport in Chicago.
- **Megabus** provides daily bus service from Milwaukee to Chicago, Madison, and Minneapolis.

Paratransit Systems

Transit Plus is an ADA accessible van service for individuals with a disabling illness or condition that prevents them from using the Milwaukee County Transit System's buses. Transit Plus is managed by Milwaukee County Transit System and provides service within Milwaukee County as well as to some limited areas of Waukesha and Ozaukee counties. Each van ride costs \$4.00 and rides are available daily from 4:30 a.m. to 1:00 a.m.

Park and Ride Lots

To promote carpooling and more efficient use of the transportation system, park, and ride lots are located throughout the state near major intersections and interchanges. Although there are no park and ride lots within the city limits, the State Fair Park and Ride Lot (Lot 40-55, Figure 6-7) is approximately a quarter mile north of the City's border. The State Fair Park, Park and Ride Lot located south of I-94 in the southwest corner of South 76th Street & West Kearney Street provides shelter, parking for 285 vehicles and multi-modal transport.

Ferry

The Lake Express high speed ferry transports passengers and cars across Lake Michigan between the Port of Milwaukee and Muskegon, Michigan. It is a convenient alternative to driving, as the ferry crosses Lake Michigan in 2 ½ hours. Ferry service is available May through October with two to three roundtrips daily. The ship has capacity to carry 250 passengers and 46 cars.

Trucking & Freight

Trucking is essential to the industrial development and businesses within the City. Truck distribution centers are found in many of the City's manufacturing areas (M-1 Zoning Districts). However, the area with the largest concentration of motor freight and distribution facilities are in an area west of Highway 100 bordered by West Lapham Street, Highway 100, West Becher Street and 116th Street.

Truck Routes

The WisDOT has designated I-94 and I-894 as long truck routes.

Rail

Union Pacific Railroad has an east-west rail line that runs through the City of West Allis. Two sets of railroad tracks make up the corridor. The railroad enters the City of West Allis at Greenfield Park, located at South 124th Street between West Lincoln Avenue and West Greenfield Avenue, and leaves the City at the intersection of South 51st Street & West Lincoln Avenue. This rail line connects the City of West Allis to the Port of Milwaukee. Railroad spurs service industries located in the Whitnall Summit Business Park.



Airports

Although no airports are in the City of West Allis, it is well served by the following regional air transportation facilities:

General Mitchell International Airport is located 8 miles southeast of West Allis and is easily accessible via IH-43 and I-94. This airport is served by major commercial and regional carriers and is the primary hub for Midwest Airlines. General Mitchell operates two jet runways and three additional runways, 3,500 feet to 5,800 feet in length.

- **Chicago's O'Hare International Airport**, one of the busiest airports in the world and a major international gateway, is located 80 miles to the southeast. It is easily accessible via I-94 and Coach bus lines.
- **Waukesha County's Crites Field Airport** is located 11 miles west of West Allis. It is a commercial airport that accommodates twin-engine propeller airplanes and corporate jets. Crites Field operates two paved runways, and the maximum runway length is 5,850 feet. The airport functions as a reliever airport for General Mitchell International Airport.
- **Lawrence J. Timmerman Airport**, another commercial airport, is located 7 miles north of West Allis. It is Milwaukee's primary general aviation field. Timmerman Field operates two paved runways with a maximum runway length of 4,100 feet and two turf runways with a maximum length of 3,250 feet.
 - **Capitol Drive Airport** is located 10 miles northwest of West Allis. It is a small commercial airport operating one paved runway with a length of 3,500 feet and two turf runways with a maximum length of 3,400 feet.

- Additionally, the **East Troy Airport** is located 25 miles to the southwest of West Allis via IH-43. It is a small recreational airport operating one paved runway with a length of 3,900 feet and one turf runway with a length of 2,440 feet.

Water Transportation

West Allis contains four drainage ways, the Kinnickinnic River, Root River, Honey Creek and Underwater Creek, which do not serve as water transportation routes.

The Port of Milwaukee is located 8 miles east of West Allis. This man-made outer harbor covers 1,200 acres and has a channel depth of 27.5 feet. The port handles over 3.5 million tons of product for the State.

Other Transportation Plans Applicable to the City of West Allis

This section discusses the state and regional transportation plans concerning the City of West Allis.

Roadway Network

The state and regional plans identify improvements to the freeway network surrounding the City.

Wisconsin Department of Transportation (WisDOT)

The WisDOT reconstructed the system interchange for I-94, I-894, I-41 & USH 45, otherwise known as the Zoo Interchange, from 2012 to 2018 from US-100 to 84th Street and north of West Greenfield Avenue. The Zoo Interchange is located immediately north of the City of West Allis. The north leg of the interchange is scheduled for construction from 2021 to 2023 therefore traffic staging may impact city streets. WisDOT has started the I-94 East West from 70th to 16th by reevaluating the signed Environmental Impact Statement (EIS) and Record of Decision (ROD) that was completed in. Design is anticipated through 2026 and construction could start as early as 2023 or 2024. Due to proposed interchange access proposals, WisDOT plans to improve 70th Street by connecting Washington to 60th Street. The schedule for final design, right of way acquisition and construction will be determined by future state budgets.

- This 3.5 mile segment (South 16 Street to South 70 Street) of the southeast freeway system is a critical interstate link to the entire state with 138,000 – 156,000 vehicles per day. It provides access to manufacturers, commuters and tourists within the Milwaukee metropolitan area. 89% of the corridor contains crash problems that are significantly greater than the statewide average

Southeastern Wisconsin Regional Plan Commission (SEWRPC)

VISION 2050 recommends a long-range vision for land use and transportation in the seven-county Southeastern Wisconsin Region. It makes recommendations to local and State government to shape and guide land use development and transportation improvement, including public transit, arterial streets and highways, freight, and bicycle and pedestrian facilities, to the year 2050. The recommended functional improvements for the arterial and street system are included in SEWRPC's "A Regional Transportation System Plan for Southeastern Wisconsin: 2050. Among many other recommendations, this plan identifies the following improvements within or near the City of West Allis.

- Regional development of a rapid transit network (bus rapid transit or light rail within the Milwaukee Metropolitan area). In West Allis, from the retail centers located around the intersection of South 108th Street and West Cleveland Avenue in West Allis to downtown Milwaukee, predominately on West National Avenue.
- Construct a new street to connect 124th Street from Watertown Plank Road to north of Greenfield Avenue.
- Widen I-894 to provide eight travel lanes.
- Widen I-94 to provide eight travel lanes.

Park and Ride Lots

SEWRPC's A Regional Transportation System Plan for Southeastern Wisconsin: 2050 proposes park and ride lots in or near the City of West Allis at the following two locations:

I-894 interchange with West National Avenue.

I-94 interchange with Highway 100/108th Street.

Public transit is proposed to service both lots.

This comprehensive plan does not specifically approve any of the State or Regional Plans, as they are only included as reference documents.

Transportation Subareas

The following transportation subareas have been identified for further evaluation.

I-94 East West (70th to 16th Impacts). The City of West Allis has investigated the impacts of the alternatives for the I-94 Reconstruction project. Continue coordination with WisDOT officials regarding this project.

South 108th Street (Highway 100)

Coordinate with WisDOT regarding an access management plan for this corridor. Encourage cross access easements for properties along this corridor. Investigate a back road system to allow for alternate routes on this heavily traveled state highway.

South 92nd Street

Improve lane continuity along South 92nd Street. Signal timings have been upgraded for the traffic signals at West Becher Street, West National Avenue and West Lincoln Avenue intersections.



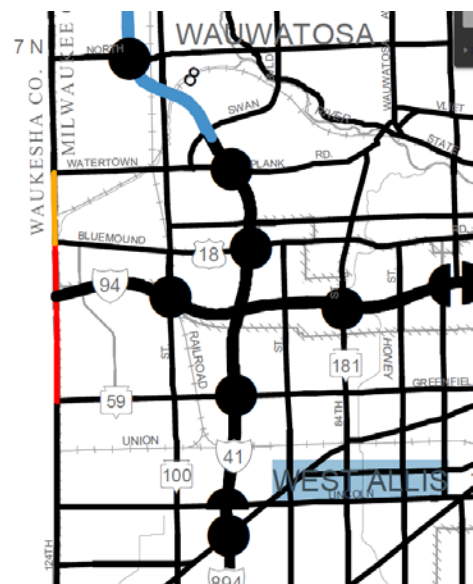
A Bus Rapid Transit Vehicle

Credit: Greater Cleveland Regional Transit Authority



A Light Rail Transit Vehicle

Credit: MetroTransit



Potential Milwaukee Mile Redevelopment

The potential of redeveloping the Milwaukee Mile area, as described in Chapter 9, could bring an additional 60,000 daily vehicular trips to the State Fair area. Traffic mitigation measures need to be explored to protect the residential integrity of South 76th Street.

West Greenfield Avenue Downtown (South 70th Street to South 76th Street)

Investigate the need to reduce traffic signals and conversion of one-way streets.

Summary

In summary, the City has a well-established roadway network system. Maintenance of the City's transportation system is necessary to preserve property values. The City should plan for complete streets to accommodate all users by pursuing the bicycle and pedestrian facilities identified in the proposed Bicycle and Pedestrian Master Plan, continue coordination with MCTS to expand services and plan for the future transit initiatives. It is recommended to plan for transportation improvements to accommodate the future redevelopments in the City of West Allis.



Chapter 7: Parks, Open Space, Natural and Cultural Resources

PARKS AND OPEN SPACE

West Allis citizens are fortunate to have inherited a park and open space system built by the vision and efforts of previous generations. Today, the City continues a mission of enhancing the legacy of diverse local, County and State parklands; providing green space, safe environments, and recreational facilities; and meeting the changing needs of present and future generations.

The City of West Allis' parks and open spaces contribute to the City's overall quality of life and create a sense of place and identity for the City (Figure 7-1). The City should work to restore those ecosystems that have been degraded over time, such as to "daylight" and "naturalize" the Honey Creek, protect and enhance those that are yet to be significantly disturbed, and promote the value of natural features and open spaces by maintaining a diverse, flexible, and inter-connected park system. (*"Daylight" means to restore/unbury a previously diverted natural water feature and "naturalize" means to remove concrete embankments and revamping the banks along major portions of a water feature. Both measures would be designed to improve water quality, restore and stabilize eroding banks, to provide suitable habitat for birds, fish and other wildlife and to promote economic development*).

[The West Allis Comprehensive Park and Outdoor Recreation Plan](#) sets forth the City's vision for the future growth of its outdoor recreation system and is intended as a guide for the implementation of park improvements through the year 2020.

The existing West Allis park system is comprised of 15 city owned parks as well as numerous County, State and School owned recreation facilities. Most city-owned parks serve as neighborhood scale parks, serving the community with traditional recreational facilities such as ballfields, playgrounds, tennis courts and shelters. The County and District owned sites are typically much larger in size and can offer important recreational facilities such as large-scale athletic complexes, aquatic facilities, nature-based recreation (ponds, forests, rivers), and other special use elements that smaller municipal parks may not.

This plan was developed between May 2015 and December 2015. The planning process included visits by planning staff to all West Allis recreation facilities, meetings with representatives from various city departments, and an online survey of public opinion concerning park improvements.

In summer of 2015, a survey was conducted and a total of 183 individuals responded to the survey, 93.4% of whom were West Allis residents.

General findings of the survey are summarized below:

- When asked about the overall condition of each type of city park facility, the most frequently rated condition was "good". Items like baseball fields, multi-use fields and playgrounds were the most common facilities rated "good" by respondents. Facilities that the most people believe "need improvement" include park restrooms, park concession facilities, natural gardens, and basketball courts.

- Survey participants were asked what new facilities/amenities they would like to see in West Allis. The most frequently mentioned new facility was “dog park”, followed by “beer gardens” and “playgrounds”.
- When asked whether recreational programs and activities offered by the city meet the needs of families, the majority of respondents (57.5%) felt “some of their needs” were being met. 26.4% responded that “all of their needs” were being met while only 6.9% felt that their “needs were not being met”.
- Support components are accessory structures and facilities necessary for park use. These include public restrooms, parking lots, handicap accessibility, shelters and safe routes to facilities. When asked if any of these facilities needed improvement in West Allis, “public restrooms” and “safe routes to walk/bike to facility” received the highest percentage of affirmative responses with 66.1% and 45.8% respectively.
- Survey participants were asked to rank three types of general park improvements in order from most to least important. The results were as follows: 39.8% thought that “Improvements Added to Existing Facilities” was the most important improvement, 32.7% felt that “Maintenance of Existing Facilities” was the most important improvement, while 27.6% felt that “Development of New Facilities” was the most important.

ACCOMPLISHMENTS

- Liberty Heights Park 2016
- Roosevelt Park in 2017
- Updates to Reservoir Park in 2018
- Updates to Klentz Park in 2018
- Updates to Rogers Park in 2018
- West Allis Dog Park opened in 2019.
- Updates to Veterans Memorial Park in 2017 and 2020
- Established a Park Commission in 2020
- Updates to the Skate Park in 2020



The City began a \$2.9 Million Neighborhood Park Revitalization Initiative in 2016, which was based on a recently completed Comprehensive Park and Outdoor Recreation Plan. Specific parks that were improved in 2016 include: Reservoir Park, Liberty Heights Park, and Veteran’s Park. Updates included: improved facilities, a substantial amount of new playground equipment, rubber surfacing, new basketball hoops, new tennis courts, pickle ball courts, a skateboard area, and other general improvements. In addition, Klentz Park was substantially improved in 2018, including: a paved path within the park, the first of its kind in the City; extensive improvements on the two baseball diamonds in the park; park shelter and restroom improvements; the addition of recreational games on site; and the addition of other typical park amenities including benches, swings, bike racks, and a water fountain. Also in 2018, Roosevelt Park was renovated and equipped with new playground equipment and substantial landscaping. In 2019, the City completed construction of a community dog park through a collaborative process that helped raise private donations to assist the City in funding this long-desired amenity in the community.

NATURAL RESOURCES

Natural resources present in West Allis represent important visual, recreational and ecological assets. The most significant resources, in terms of size and quality, include the Root River, Honey Creek and Hale Creek areas. Other resources include State, County and City Parks, Parkways and related woodlands, wetlands and wildlife habitats. These areas total approximately 800 acres. While natural resources present challenges for management and protection, long-term investment in the maintenance and enhancement of natural resources will directly benefit those who live in, work in or visit the City.

Goal: Preserve, protect and enhance existing natural resources and environmentally sensitive areas that contribute to the positive and distinctive character of the City.

Objective 1: Improve water quality. Improve the quality of water in the Root River, Underwood, Honey Creek and Kinnickinnic drainage areas and associated tributaries.

- **Recommendation 1.1:** Continue to utilize general surface water “best management practices” and conservation design techniques and coordinate with stormwater management objectives and policies outlined in the Utilities and Community Facilities element of this comprehensive plan.
- **Recommendation 1.2:** Continue to implement stormwater, sediment and site erosion control practices for all new development and redevelopment to ensure compliance with City regulations. In addition, construction site inspection methods shall be enforced to ensure that the erosion control is properly installed and maintained.

Objective 2: Groundwater protection. Protect groundwater from surface contamination.

- **Recommendation 2.1:** As part of the site and landscaping design guidelines, maximize the efficiency of impervious/ paved surfaces by encouraging groundwater recharge using infiltration practices in conjunction with surface water management for all new and redeveloping properties. Facilities such as bioswales, rain gardens or other stormwater management systems of appropriate scale should be considered in site design.
- **Recommendation 2.2:** Promote density through high quality, compact and mixed-use development design for new or redeveloping areas.
- **Recommendation 2.3:** Explore the redevelopment opportunity of Conceptual Area 27 (South 116 and Morgan Municipal Yard Site) for a conservation subdivision. This type of development, sometimes called cluster development, is intended to preserve green space in the City by using less land for individual lots and maintaining the natural features of the land as much as possible.

Objective 3: Improve natural habitats in open spaces. Maintain and support the system of public parks and open spaces that improve the value of wildlife habitat and natural vegetation communities.

- **Recommendation 3.1:** In conjunction with MMSD and impacted private property owners, explore potential opportunities to “daylight” and “naturalize” the Honey Creek corridor. Consider the connectivity and quantity of natural systems in the City.

("Daylight" means to restore/unbury a previously diverted natural creek. "Naturalize" means removing concrete embankments and revamping the banks along major portions of a creek. Both measures would be designed to improve water quality, restore and stabilize eroding banks, to provide suitable habitat for birds, fish and other wildlife and promote economic development).

Objective 4: Protect and enhance natural resources. Protect and enhance the quality of streams, woodlands and wetland resources.

- **Recommendation 4.1:** For new development and redevelopment, require wetland buffers with widths ranging from a minimum of 10 feet to 50 feet for wetlands. The buffers shall be maintained in a natural condition (not mowed) and, if planted, shall incorporate native vegetation.
- **Recommendation 4.2:** Consider the possibility of developing a natural resource management and maintenance plan for City-owned parks and open space to include activities such as monitoring for the presence of invasive plant species and other non-native flora. The plan should be developed in coordination with the City Forester to ensure appropriate management and maintenance techniques are understood and used.

Objective 5: Promote environmentally responsible industry. Encourage existing local industry to develop sustainable practices and environmental performance measures to reduce expenditures, gain competitive advantage and measurable reductions in environmental pollution.

- **Recommendation 5.1:** Compile interesting examples/case studies of sustainable manufacturing practices and eco-innovation and work with local industry to establish best practice measures.
- **Recommendation 5.2:** Develop an online resource for the above referenced best practices for knowledge sharing and networking.

Objective 6: Coordinate preservation and restoration efforts. Coordinate preservation and restoration of natural resources with appropriate local, state and federal agencies.

- **Recommendation 6.1:** Continue to meet with representatives from the WDNR, Milwaukee and Waukesha County, MMSD, adjacent municipalities, and others that share a mutual interest in the natural resource base within the City. In collaboration with other agencies, the City shall continue to share information about natural resources, coordinate and prioritize management efforts, and determine responsibilities and capabilities for implementation of management and implementation plans affiliated with the City's natural resource base.

Objective 7: Increase sustainability awareness and education. Increase awareness and education of issues related to sustainability best practices for West Allis and the larger metropolitan region.

- **Recommendation 7.1:** Establish a Citizen Advisory Committee (a Green Team) on sustainability to incorporate citizens into the policy making process.
- **Recommendation 7.2:** Adopt language into the Municipal Code stating that sustainability will be a guiding principle.

- **Recommendation 7.3:** Advertise sustainability initiatives on the City website to highlight information and educate the public.
- **Recommendation 7.4:** Develop a demonstration project on City property with the intent of pursuing available grant opportunities (MMSD, WeEnergies, Focus on Energy). Examples of demonstration projects include a solar voltaic power project at the Farmers Market, reconstructing a Downtown parking lot with porous pavement, or wind turbines along portions of Interstate.
- **Recommendation 7.5:** Continue sending local staff, elected officials and Plan Commissioners to various training opportunities.

Ground Water

Why do I need to be concerned about ground water in planning for my community? Since groundwater gets into the ground at the land surface, it makes sense that what happens on the land surface can have impact on groundwater. In Wisconsin, 70% of the population and 97% of communities rely on groundwater as their drinking water source. Wisconsin has abundant quantities of high-quality groundwater, but once groundwater is contaminated, it is expensive and often not technically possible to clean. Because of these factors, we need to be careful to protect our groundwater from contamination. Our activities on the land can contaminate groundwater - most contaminants originate on the land surface and filter down to the groundwater. In some cases, however, groundwater can become contaminated from natural causes such as radioactivity due to the presence of radium in certain types of rocks.

“Susceptibility of Groundwater to Pollutants” is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the “water table”. Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state. Detailed information regarding groundwater can be found at the DNR’s website: <http://dnr.wi.gov/>.

Surface Water

In West Allis, the ultimate source of our drinking water is Lake Michigan, a surface water source. As water flows through rivers and lakes and over surfaces, naturally occurring substances may be dissolved in the water. Water may also be affected by animals and/ or human activities. Any substances that are added to water are contaminants. Surface water sources may be highly susceptible to contaminants. Contaminants that might be expected in untreated water include inorganic contaminants such as salts and metals; biological contaminants such as viruses, protozoa and bacteria; organic chemicals from industrial or petroleum use; pesticides and herbicides, and radioactive materials. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate the water poses a health risk. The West Allis Municipal Water Utility is totally committed to protecting the health of the public served by our system. The Utility routinely tests the water for coliform bacteria seventy times a month.

Wetlands & Floodplains

Wetlands are areas in which the water table is at, near, or above the land surface, and which are characterized by hydric soils and by the growth of wetland vegetation. Within the City of West Allis, wetlands are limited to the Underwood Creek drainage, Root River and Hale Creek areas.

Protection of wetlands is endorsed through federal, state and local regulations because of their values for wildlife, flood control, water filtering capacity, vegetative diversity and aesthetics.

Floodplain areas in the City are designated by the Federal Emergency Management Agency (FEMA). In cooperation with FEMA, the State of Wisconsin and the City of West Allis actively enforce regulations limiting development within the designated floodplain area. Such areas are those potentially subject to the 100-year flood event (e.g., a storm that has a 1 percent chance of happening in any given year) adjacent to navigable waters. Properties outside of identified floodplain areas are not necessarily immune from flooding, as was evidenced in the significant flooding events that occurred in the City during 2008 and 2009.

The floodplain boundaries are delineated on Figure 7-2. Development is strongly discouraged and generally prohibited in floodplains, to avoid both on-site and property damage both up and downstream.

The City updated its floodplain zoning regulations in 2006 to meet current State and Federal requirements.

Environmental Corridors

Natural resource features in the City of West Allis include corridors and acreage in which wetlands, woodlands, wildlife habitat and other features of environmental merit are concentrated.

Within West Allis, two “secondary” environmental corridors that possess natural resource merit have been identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

As defined by SEWRPC:

- **Primary environmental corridors** contain concentrations of our most significant natural resources. They are at least 400 acres in size, at least two miles long, and at least 200 feet wide.
- **Secondary environmental corridors** contain significant but smaller concentrations of natural resources. They are at least 100 acres in size and at least one mile long, unless serving to link primary corridors.
- **Isolated natural resource areas** contain significant remaining resources apart from environmental corridors. They are at least five acres in size and at least 200 feet wide.

The Root River area along the western periphery of the City is designated as a “secondary environmental corridor” due to its connectivity to natural resources that originate in the City and extend south to Racine before emptying into Lake Michigan.

The Underwood Creek drainage that bisects the City of Brookfield, City of Wauwatosa and West Allis is also classified as a “secondary environmental corridor.”

Development is generally prohibited in environmental corridors, due to ordinances and statutes that regulate development in wetland and floodplain areas. Environmental corridors for West Allis.

Soils and Brownfield Redevelopment

Soil is an integral part of the natural protection of groundwater from surface-applied contaminants. Attenuation is a series of complex processes, all of which are not clearly understood. During attenuation, the soil holds essential plant nutrients for uptake by agronomic crops, immobilizes metals that might be contained in municipal sewage sludge, or removes bacteria contained in animal or human wastes. However, the natural contaminant attenuation capacity of the soil, like that of any other natural resource, is

limited; sometimes soils that retain contaminants become contaminated. Cleaning contaminated soil can be as difficult as cleaning contaminated groundwater.

Soil properties exert a strong influence on the way land is developed and used. Since the City of West Allis is essentially fully built, the need for evaluation of soil types is limited to redeveloping properties.

Soils that represent an obstacle to physical development are those typically associated with hydric properties. These soils are characterized by poor drainage and a shallow depth to the water table. As such, the properties of these soils are somewhat unstable, and include high compressibility, low bearing capacity, seasonal highwater tables and occasional flooding. The Revised Municipal Code requires that all proposals for development or redevelopment include a map that describes soils by hydrologic group as a component of the Stormwater Management Plan.

While every community's land use priorities are unique to its citizens and resources, nearly every community has one or more parcels of industrial or commercial property that are abandoned or underutilized because of concerns about environmental contamination. These properties are known as "brownfields." Cleanup and redevelopment of brownfield properties plays an important role in land use planning by making productive use of previously developed land, while minimizing relocation and sprawl into green spaces and undeveloped areas, such as productive farmland.

West Allis was formed around its industry, but our heritage has not come without a cost. Manufacturing byproducts such as sludge, coal ash, foundry sand, foundry slag, petroleum products, metals and other solid waste have been deposited in our soil. Fortunately, City leaders have been proactive in encouraging urban redevelopment. Since 1992, the City of West Allis has created 11 Tax incremental (TIF) Districts throughout the City to eliminate blight, clean up brownfield sites and stimulate industrial and residential growth. The TIF's in West Allis are geographically varied and contain all types of property, including residential, commercial and industrial.

The value of TIF districts in West Allis is already producing real and noticeable benefits. The City contains three closed districts, which have provided over \$50 million in increased value to the City. To further put this into perspective, these three districts generate \$1,175,928 annually in additional tax revenue, of which \$430,037 goes directly to the City. Likewise, the West Allis-West Milwaukee School District receives nearly \$370,000 and Milwaukee County receives \$206,000 in higher annual tax revenue from TIF. For an overview of all TIF districts refer to the summary paper titled, "A Status Report on TIF in West Allis," which is available at City Hall.

Trees

Trees are important components of a community's green infrastructure. A healthy population of trees offers substantial environmental benefits, including cleaner air and water, cooler temperatures, quieter streets and wildlife habitat. In addition, there is evidence linking trees to healthier patterns of individual and neighborhood functioning. The presence of trees can be a decisive factor in the extent to which residents use and take ownership of residential spaces. Views of vegetation have been shown to reduce stress, improve healing, and reduce driving frustrations and aggression. Business districts with trees are considered more desirable and are thought to have more desirable goods and services.

West Allis became a Tree City U.S.A. in 1976 and continues to maintain the management criteria. In 1998 the City purchased tree inventory software and re-inventoried the City in part through a Department of Natural Resources urban forestry grant. This enabled the City to generate current reports on the urban forest, thereby improving the efficiency of the management of pruning removal and planting operations. In 2008 the City's Forestry Department improved its level of service with technological improvements made possible through a DNR urban forestry grant that was used to purchase Geographic Information Systems (GIS) software. The City can now graphically display tree location, species, size and management activities. These documents build upon the City's history of decisions and actions to create and maintain urban forest resources.



The master street tree planting plan is being revised to improve the future tree diversification of the urban forest. This diversification will reduce the impact of exotic pests such as the Emerald Ash Borer.

Trees are more than just an amenity. Trees play multiple, fundamental roles in the continued health of urban communities and should be regarded in the same light as other urban infrastructure elements. Trees are the only element in a city's infrastructure that appreciates. Within the City of West Allis, it is estimated that the total value of trees is over \$20,000,000 (an average value of about \$1,000 per tree).

Rare Species Occurrences

According to the DNR, there are occurrences of both aquatic and terrestrial rare species in the City.

The Natural Heritage Inventory (NHI) maps and data are a useful tool for the public to use in identifying areas with known occurrences of rare species (endangered, threatened and special concern) and other sensitive resources (high-quality natural communities and significant natural features) to the section level.

Detailed information regarding the types of endangered animals, plants, and natural communities can be found at the DNR's website: <http://dnr.wi.gov/>.

Metallic and Non-metallic Mineral Resources

The Wisconsin Department of Natural Resources (DNR) is the agency that has the primary responsibility for regulating environmental aspects of metallic mining activities in the state. Within DNR, the Waste Management Program has a lead role in regulating metallic mining activities, including metallic mineral exploration (drilling), prospecting (bulk sampling), mining and mining waste disposal. The Waste Management Program also regulates oil and gas exploration and has oversight over locally administered nonmetallic mining reclamation programs.

There are no identified mineral resources, current extraction operations, or historic excavation sites that warrant land reclamation.

Landforms/Topography

The topography in the Milwaukee County region was shaped over 10,000 years ago by Wisconsin's most recent period of glacial activity. The landscape is generally characterized by gently rolling moraines and drumlins that were formed by material deposited along the edges of the ice sheet during the glacier's retreat. However, the topography within the City of West Allis's municipal limits is generally uniform, with small areas of 12 percent to 20 percent slopes located in the western portion of the City. The highest point of

West Allis is located on South 93rd Street and West Manitoba Street, and the city's lowest point is along the Kinnickinnic River Parkway near South 54th Street and West Rita Drive.

Agricultural Resources

No land in the City is zoned for agricultural use. Because West Allis is a first ring suburb of the City of Milwaukee, conversion of agricultural land to other uses occurred long ago. Furthermore, land in the City is far more valuable for development than continued farming activities.

Local Food Production

Despite the City being built out in an urban form, a small local food production project has been implemented through the West Allis-West Milwaukee School District and is worth mention.

Starting in 2008, the James E. Dottke Alternative High School annually erects a temporary greenhouse on campus located at the intersection of South 86 Street and West National Ave to complement its community garden along West National Avenue

This School District effort combines growing local and national trends in urban agriculture and community sustainability, with the education of “at-risk” and/or disenfranchised youth. This program aims to reestablish these students into contributors to the community by reinforcing positive activities and interactions. Students enrolled in the “Whole Foods for All” initiative learn the biological aspects of agriculture, by following the entire plant life cycle through, harvesting, distribution, meal preparation and food processing. Potential connections also exist for involvement with the local neighborhood, food pantry and the West Allis Farmers Market. The High School has annually erected a temporary green house on its campus.

CULTURAL RESOURCES PLANNING

Community Design

Preservation of historic and culturally defining resources provides an important sense of social and cultural continuity between the past, present and future. Historic and cultural preservation can also provide economic benefits to communities through appreciation and stabilization in property values and long-term residency.

In 2006, the City of West Allis and its Historical Commission applied for, and received, a historic preservation grant-in-aid from the National Park Service and administered by the Wisconsin Historical Society. Heritage Research, Ltd. was selected to conduct a Historical and Architectural Resources Survey. A previous survey from 1981 was re-evaluated in conjunction with additional survey work for a total of 1,019 property evaluations. A copy of the survey may be obtained by contacting the Department of Development or by visiting the City's web site.

The following Goal, Objectives and Findings have been employed in the continued success and cultural development within the City:

Goal: To develop a local preservation plan and to increase public and private sector awareness of the community's historical and architectural heritage.

Objective 1: Identify historic resources. Identify buildings, structures, sites and historic districts that meet the criteria for listing on the National Register of Historic Places (Figure 7-4).

- **Recommendation 1.1:** Update the historical survey every 10 years to identify new historically significant locations within the City.

Objective 2: Increase awareness of historic resources. Increase public and private sector awareness of the community's historical and architectural heritage.

- **Recommendation 2.1:** Implement the findings of the historic resources survey, as described below.
 - ❖ **Finding 1:** Identified seven (7) historic districts considered eligible for the National Register:
 - Ahrens Arms #2 Apartments
 - Conrad Apartments Historic District
 - Honey Acres Ranch Historic District
 - Juneau Highlands Residential Historic District
 - Kopperud Park Residential Historic District
 - Mitchell Manor Residential Historic District
 - West Monona Place Residential Historic District
 - ❖ **Finding 2:** Identified 60 individual properties considered eligible for the National Register:
 - 41 properties are thought to be eligible.
 - 6 are thought to be ineligible based on alterations.
 - 13 are not yet fifty years of age.

Implementation Status: As of January 2020, the City had sponsored and paid for the preservation of individual properties for designation on the State and National Register of Historic Places:

In September 2008, **Juneau Highlands** was selected for designation as West Allis' first historic district.



Alexander H. McMicken residence at 1508 South 80th Street. Built circa 1910, this house is considered the best example of the Craftsman style in the entire City.



Kegel's Inn Restaurant at 5901 West National Avenue In 1925, John T. Kegel and his wife Anna established Kegel's Place in the east half of the subject building. Like many other area "soft drink parlors" during Prohibition, the Kegel family brewed bootleg beer and other liquor was also "smuggled" in. In 1933, the Kegels took over the previously rented, west half of the building and began renovations.

The result of the significant remodeling project produced the current Old English-style, Tudor Revival edifice, sheathed with Lannon stone, was designed by Milwaukee architect Mark Pfaller, as "the largest tavern built since the return of beer."



Church and Chapel at 7622-26 West Greenfield Avenue This two-story Period Tudor Revival-style funeral home/residence is faced with limestone; the primary facade of which faces West Greenfield Avenue. This funeral home and residence were built in 1936 by Frank Koelsch and was originally known as the Frank Koelsch Funeral Home. The approximate cost of the structure was \$20,000 and was designed by Raymond West Dwyer. In 1978, the Koelsch family concern merged with Larsen Bros. Funeral Homes, making it the eighth location of the Larsens. It currently serves as Church & Chapel Funeral Home.



Garfield School - Historical Society Building at 8405 West National Avenue The West Allis Historical Society maintains the West Allis Historical Museum, originally Greenfield Township's Fifth District School. This building is an example of Richardson Romanesque architecture and was built in 1887 of Cream City brick. Today, the Museum features two stories of recreations of historical West Allis businesses and homesteads, and showcases exhibits and memorabilia from West Allis' residential, agricultural, and industrial past. The meticulously maintained collection of artifacts includes vintage fashions, toys, quilts and crafts, furniture and home goods, as well as factory machinery, farm equipment, and tools. Outside the museum, explore the Memorial Garden, an outdoor tour of architectural relics salvaged from West Allis' past.

Seneca Station at 1647 South 76 Street

U.S. Post Office at 7440 West Greenfield Avenue

Goal: Continue to develop existing and explore new opportunities for the community to develop a positive and memorable sense of place and time.

Objective 1: Encourage an interconnected community lifestyle. Nurture a healthy lifestyle by creating a living environment that provides for human needs and values, ranging from interpersonal social connections to human connections with the City's history and natural environment.

- **Recommendation 1.1:** Continue to support and enhance the WAPD block watch and Neighborhood Partnership initiatives.
- **Recommendation 1.2:** Update the Citywide Site, Landscaping and Architectural Design Guidelines and consider developing a set of design guidelines for various neighborhood districts of significance to preserve character.
- **Recommendation 1.3:** Historical Commission to promote and implement additional historic walking tours and a parade of historic homes/neighborhood event.
- **Recommendation 1.4:** Promote the City and continue to utilize parks, open spaces, civic plazas and buildings for public events and happenings to engage all citizens.
- **Recommendation 1.5:** As part of the approval process incorporate social spaces, public art and interpretive areas into development plans.

HISTORY OF WEST ALLIS

The West Allis story began almost contemporaneously with the arrival (from the East) of pioneers' intent on establishing homes in the Middle West. Wisconsin was still a territory, and the settlements were few

and far between. Milwaukee was only a hamlet, and its surroundings were great forests in nature's original beauty, inhabited by abundant game, disturbed only by the occasional visit of Native American tribes.

In 1827, Francois Drake Weld settled on a claim west of the present city. Then in 1835, three courageous men, Ebenezer Cornwall, Ruben Strong and Peter Marlett left New York State and ventured as far as Ohio. They were so pleased with the progress they had made and found the virgin country so alluring that they continued westward until they came to Chicago. Here they heard about a new town, "Milwaukie," which was being laid out, so they continued northward. When they arrived, the beauty of the rural district west of "Milwaukie" caused them to feel they had found a paradise! The district was a densely wooded area containing many freshwater springs. Through this wooded area ran a rapidly flowing creek known as Honey Creek from which this settlement later took its name. They stayed long enough to decide their locations, place their landmarks and then returned to New York to get their families.

The first task of the early settlers who arrived from New York was to clear their lands of the many fine stands of walnut, oak and maple. The fertile soil, just freed from the forests, was lavishly fruitful, so the pioneer of Honey Creek soon learned to lay out his acres in truck farms. The produce raised found a ready market in the growing Milwaukee area.

The pioneer arriving at Honey Creek found certain well-traveled Native American trails. These were soon to become muddy wagon roads. The Mukwonago Plank Road ran directly through the early settlement and crossed several other minor trails at what is now known as South 61st Street and West National Avenue. This section, where the various trails crossed east of Honey Creek, was known as "Old Five Points." Anthony Douville came to Honey Creek and established a lumber business; soon after, Spencer Case built the first sawmill.

Honey Creek became a settlement of a few houses, a blacksmith shop, sawmill, post office and a log chapel used by both Baptists and Episcopalians. There was also a log school, and a stage delivered mail.

In 1860, a square brick school was erected. Only seven pupils attended the first school session. On this spot at South 84th and West National Avenue now stands the Garfield Building, which houses the West Allis Historical Society.

The Chicago-Northwestern Railroad built the Madison division through this section in 1880 and called the station North Greenfield, after the township name of Greenfield. In 1887, sections of the village of Honey Creek were platted, and the vicinity became known as North Greenfield.

As early as 1853, the Wisconsin State Agricultural Society was organized for the purpose of holding an annual State Fair.

This fair was held in different cities of the state, such as Janesville, Madison or Milwaukee. In 1891, the Society purchased the large dairy farm of a Mr. Stevens, complete with a mansion, several smaller homes, many outbuildings, and bounded on one side by the railroad. Thus, the State Fair settled permanently in North Greenfield. However, two years later, the entire estate burned to the ground, and new Fair buildings had to be erected.

Now it was necessary to provide transportation for the people of Milwaukee to the State Fairgrounds, so in 1894, the Milwaukee Streetcar Company extended its lines all the way to the Fair grounds. With the establishment of these transportation facilities, the growth of North Greenfield was very rapid and its future assured. Therefore, it can be said that the location of the State Fair grounds and the securing of the

streetcar lines constituted the real foundation for its growth and development. This attracted the attention of the manufacturers who wrought the industrial changes.

The largest of these machinery producing companies, the Edward P. Allis Company, could not enlarge its plant on Clinton Street in Milwaukee, so decided to move to North Greenfield. This location afforded an outlet for both the Northwestern and Milwaukee railroads and streetcar lines which would bring an ample labor supply from Milwaukee. When the Allis Company moved on November 26, 1900, it employed 3000 persons and manufactured \$6,000,000 worth of machinery per year. The Rosenthal Corn Huskers, the Kearney and Trecker Company, the Fred Prescott Company, and the Kempsmith Company followed soon after the establishment of the Allis Company.



In 1902, the residents of North Greenfield voted to organize their village and call it West Allis. Fred Henderson was the first village president. In 1906, West Allis was chartered as a city with 2,400 acres of land and a population of 2,306. In 1905, a permanent water system was established for the city. In 1906, the Woman's Club set up the first Public Library. A city-wide garbage collection was initiated in 1907. Classes for the teaching of English were set up in 1910. In 1912, there were 55 lineal

miles of streets and 23 miles of water mains and sanitary sewers. In 1921, municipal streetlights were installed; the first building code was adopted in 1923; and branch libraries were opened in 1924. In 1925, the first comprehensive zoning ordinance was passed. A full-time Health Department was provided for in an ordinance passed in 1925, and in 1926, the Office of Assessor was made a full-time job. 1927 saw the introduction of fire prevention, 1929 water storage tanks, 1939 adoption of the Civil Service System, 1945 the Health Center, and in 1947, radios for squad cars. 1949 saw the appointment of a full-time dental hygienist, installation of parking meters, and the Housing Project for Veterans which was later converted into Senior Citizen Housing.

In 1954, a large annexation took place, doubling the total area of the City. This led to the development of much of the western portion of West Allis as we know it today. Among the improvements were a new West Allis Memorial Hospital completed in 1963 and Nathan Hale High School which opened in 1965.

In summary, the impetus for the City of West Allis was the industrial complex created within the City after the transition from the 19th century into the 20th century.

POPULATION GROWTH OF WEST ALLIS

Although there had been a Honey Creek, and later the North Greenfield settlement, the real growth did not occur until the industrial boom around 1900, precipitated by the industrial movement of the Edward P. Allis Co. from Milwaukee. This event also established the character of the City, marking it as an industrial city composed primarily of wage-earners who work in the factories of West Allis, West Milwaukee and Milwaukee. Although industrial forces have shaped the nature of the community, it is questionable whether these forces would have been given a chance to work had it not been for the location of the State Fair Park site and the consequent transportation improvements the accompanied its location.

SITES OF INTEREST IN WEST ALLIS

Honey Creek Park and the West Allis Log Schoolhouse

The West Allis Log Schoolhouse is a recreation of the first log schoolhouse built in 1843 near South 84th Street and National Avenue. It is located on the grounds of West Allis Historical Society, at 8405 West National Avenue. For more information and hours of operation, visit the City's Web site.



Mitchell Manor

The Mitchell Manor is the ancestral home to the late senator John L. Mitchell and childhood home to his son, the well-known General Billy Mitchell, who is regarded as the "Father of the U.S. Air Force." The Mitchell home is in the Meadowmere Neighborhood at 5301 West Lincoln Avenue.



Greenfield County Park

Greenfield County Park is located at 2028 South 124th Street. Park amenities include a public golf course and newly renovated aquatic center. Approximately 295 acres, Greenfield Park boasts the Cool Waters family aquatic park – a beach-entry heated pool with giant waterslides and interactive water toys – a golf course with majestic tree-lined fairways, a high-quality wooded natural area adjacent to three small ponds, and a large lagoon. The pond near the east entrance often harbors Canada Goose, Mallard Duck, Wood Duck, and Catbird. The ponds along the Oak Leaf Bike Trail are shrub-lined and are frequented by Catbird, Goldfinch, Northern Cardinal, and Mallard Duck as well as dragonflies.

McCarty County Park



McCarty County Park is located at 8214 West Cleveland Avenue. Park amenities include public swimming and recreational activities. The park includes a swimming and wading pool, pavilion and a small pond for fishing and ice skating. The parks baseball diamonds are frequently utilized for adult softball and baseball league play.

West Allis Farmers Market

If you cannot pick it yourself, the West Allis Farmers Market is your best bet. More consumers are trying to buy food locally and support local farmers. The West Allis Farmers Market has been a local icon since the 1920's. In 2008, the market underwent a complete architectural restoration to carry its legacy for generations to come.



A wide range of produce arrives at the market throughout the year. The early season brings bedding plants, radishes, asparagus, and rhubarb. Strawberries and raspberries arrive in June as well as zucchini, squash, peas, snap beans. Corn arrives about a week after July 4 along with many other squashes and herb plants. The late season brings fresh apples and cider. Chickens and fresh eggs are always available. For more information and local events held at the market please visit the City's web site at <http://www.ci.west-allis.wi.us>.

Wisconsin State Fair Park



Photo by Journal Sentinel

The fairgrounds have been the location of the Wisconsin State Fair since 1892. It also hosts other venues such as the Milwaukee Mile, the oldest continuously operating motor speedway in the world, and the Pettit National Ice Center, a U.S. Olympic training facility which is owned by the State of Wisconsin.

Yearly features at the fair include a wide variety of vendors, many local and national bands, midway, a large assortment of food and drink, including cream puffs, which are one of the fair's main draws.

The Grandstand Main Stage features a different headline performance every evening of the fair. Many local bands can also be seen on smaller stages and pavilions located throughout the grounds. Agricultural exhibits of horses, cattle, sheep, chickens, and other animals are featured every year at the fair.

Wisconsin Exposition Center

The Wisconsin Exposition Center is an exhibit hall and exposition facility located on the grounds of the Wisconsin State Fair. It is owned and operated by State Fair Park Exposition Center Inc., a Wisconsin non-stock corporation organized and existing under Chapter 181 of the Wisconsin Statutes.

Built in 2002 to replace the previous exhibit halls at State Fair Park, the Wisconsin Exposition Center is the state's largest exhibit hall with over 200,000 square feet of space. Four large meeting rooms total about 3,000 square feet of exhibit space. The venue primarily hosts consumer shows, tradeshow, food functions and other public events.

The Expo Center also hosts exhibits and entertainment during the 11-day State Fair as well as several annual events, including The Wonderful World of Weddings, the Milwaukee Boat Show, RV and Camping Show, the Milwaukee Journal Sentinel Sports Show, The Journal Sentinel Golf Show, the NARI Home Improvement Show, the Wisconsin Realtors Home and Garden Show, Trainfest, and Holiday Folk Fair.

In 2007, the Expo Center received a Travel Green Wisconsin certification, which is a recognition of tourism-related businesses that reduce their environmental impact through operations and other improvements.

Sites of Interest in West Allis

Honey Creek Park and the West Allis Log Schoolhouse

The West Allis Log Schoolhouse is a recreation of the first log schoolhouse built in 1843 near South 84th Street and National Avenue.

It is located on the grounds of West Allis Historical Society, at 8405 West National Avenue. For more information and hours of operation, visit the City's Web site.



Mitchell Manor



The Mitchell Manor is the ancestral home to the late senator John L. Mitchell and childhood home to his son, the well-known General Billy Mitchell, who is regarded as the "Father of the U.S. Air Force." The Mitchell home is in the Meadowmere Neighborhood at 5301 West Lincoln Avenue.

Greenfield County Park

Greenfield County Park is located at 2028 South 124th Street. Park amenities include a public golf course and newly renovated aquatic center. Approximately 295 acres, Greenfield Park boasts the Cool Waters family aquatic park – a beach-entry heated pool with giant waterslides and interactive water toys – a golf course with majestic tree-lined fairways, a high-quality wooded natural area adjacent to three small ponds, and a large lagoon. The pond near the east entrance often harbors Canada Goose, Mallard Duck, Wood Duck, and Catbird. The ponds along the Oak Leaf Bike Trail are shrub-lined and are frequented by Catbird, Goldfinch, Northern Cardinal, and Mallard Duck as well as dragonflies.



McCarty County Park

McCarty County Park is located at 8214 West Cleveland Avenue. Park amenities include public swimming and recreational activities.

The park includes a swimming and wading pool, pavilion and a small pond for fishing and ice skating. The parks baseball diamonds are frequently utilized for adult softball and baseball league play.

West Allis Farmers Market

If you cannot pick it yourself, the West Allis Farmers Market is your best bet. More consumers are making an effort to buy food locally and support local farmers. The West Allis Farmers Market has been a local icon since the 1920's. In 2008, the market underwent a complete architectural restoration to carry its legacy for generations to come.



A wide range of produce arrives at the market throughout the year. The early season brings bedding plants, radishes, asparagus, and rhubarb. Strawberries and raspberries arrive in June as well as zucchini, squash, peas, snap beans. Corn arrives about a week after July 4 along with many other squashes and herb plants. The late season brings fresh apples and cider. Chickens and fresh eggs are always available. For more information and local events held at the market please visit the City's web site at westalliswi.gov.

Wisconsin State Fair Park



In 2020 the annual tradition of the WI State Fair event was cancelled due to the COVID-19 pandemic. With the beginnings of a recent distribution of a vaccine, (optimistically) the State Fair is planned for August 5-15, 2021. The fairgrounds have been the location of the Wisconsin State Fair since 1892. It also hosts other venues such as the Milwaukee Mile, the oldest continuously operating motor speedway in the world, and the Pettit National Ice Center, a U.S. Olympic training facility which is owned by the State of Wisconsin.

Yearly features at the fair include a wide variety of vendors, many local and national bands, midway, a large assortment of food and drink, including cream puffs, which are one of the fair's main draws. wistatefair.com/fair

The Grandstand Main Stage features a different headline performance every evening of the fair. Many local bands can also be seen on smaller stages and pavilions located throughout the grounds.

Agricultural exhibits of horses, cattle, sheep, chickens, and other animals are featured every year at the fair.

Wisconsin Exposition Center



Photo by Wisconsin State Fair

The Wisconsin Exposition Center is an exhibit hall and exposition facility located on the grounds of the Wisconsin State Fair. It is owned and operated by State Fair Park Exposition Center Inc., a Wisconsin non-stock corporation organized and existing under Chapter 181 of the Wisconsin Statutes.

Built in 2002 to replace the previous exhibit halls at State Fair Park, the Wisconsin Exposition Center is the state's largest exhibit hall with over 200,000 square feet of space. Four large meeting rooms total about 3,000 square feet of exhibit space. The venue primarily hosts consumer shows, tradeshow, food functions and other public events.

The Expo Center also hosts exhibits and entertainment during the 11-day State Fair as well as several annual events, including The Wonderful World of Weddings, the Milwaukee Boat Show, RV and Camping Show, the Milwaukee Journal Sentinel Sports Show, The Journal Sentinel Golf Show, the NARI Home Improvement Show, the Wisconsin Realtors Home and Garden Show, Trainfest, and Holiday Folk Fair.

- In 2020 – 2021, this was converted into a COVID alternate care facility/hospital for those recovering from the virus.



Chapter 8: Utilities and Community Facilities

GOALS & OBJECTIVES

The following goals and objectives have been created based on community input and the City's established policies. They are intended to guide future decisions pertaining to public facilities and utilities in West Allis. Recommendations pertaining to each facility follow that facility's description within the chapter.

Goal: Keep West Allis safe, clean, and efficient through effective public service delivery that is responsive to our residents' needs.

Objective 1: Update Existing Codes, Policies and Procedures

- Make the recommendations within this chapter achievable by updating existing codes, policies and procedures as needed to deliver the recommendations.

Goal: Emphasize energy efficiency, and sustainability in the delivery of public utilities, services, facilities, and purchases.

Objective 1: Continue Progressive Stormwater Management Initiatives

- Utilize progressive stormwater management initiatives and techniques to reduce damage to private property and increase quality stormwater runoff.

Objective 2: Implement Sustainability and Energy Efficiency in the Public Realm

- Implement programs for greater sustainability and energy efficiency in public utilities, services, and facilities, such as implementing energy retrofits in existing buildings, consolidation, and reducing the amount of pavement throughout the City.

Objective 3: Support Energy Efficient Building Practices in New Construction and Retrofits of Existing Buildings

- Set an example for the rest of the community by continuing to pursue opportunities to integrate energy efficient building practices into the design and construction of new buildings and through the retrofitting of old buildings.

Goal: Overcome Milwaukee Metropolitan Sewerage District's stringent sewer shed flow allocations, which penalize established urban areas by limiting the amount of infill development and thus promoting urban sprawl.

Objective 1: Encourage MMSD to Modify Allocations

- Encourage MMSD to modify their plans that limit redevelopment opportunities within fully developed communities.

WEST ALLIS RECREATION, SERVICES & COMMUNITY FACILITIES

City Hall

Many of West Allis's municipal departments are housed at City Hall, located at 7525 West Greenfield Avenue. City Hall consists of approximately 50,000 sq. ft. of office space and is home to the City's Common Council Chambers where all of the City's public hearings are held. The facility has a unique Brutalist architectural style, which is considered potentially eligible to the National Register of Historic Places once the building is 50 years old. Within the last few years the plaza in front of City Hall was updated and many new energy efficient retrofits were put in place within the building itself.

Recommendation

Use City Hall as example for the rest of the community by implementing additional energy efficiency retrofits through partnerships with We Energies and Focus on Energy, so that City Hall can qualify to be a Certified Energy Star building.

- Consider designating City Hall to the State and National Register of Historic Places.

Library

The West Allis Public Library is located at 7421 West National Avenue and provides the members of the community with access to materials and services that can enrich their personal and professional lives. The role of the library is a commitment to quality library services to all, intellectual freedom, as well as educational and leisure activities for the citizens of West Allis.

The current building was completed in 1989, centralizing library services for the City from three branch libraries into one. The library has proven to be one of the most popular in the Milwaukee County Federated Library System and circulates over 700,000 items and serves nearly 500,000 visitors annually.

The library continues to evolve and adapt to the expectations of patrons. For example, in 2008 the library completed transitioning to Radio Frequency Identification – allowing for self-service checkout, 24/7 real-time check-in, online payment of fines and fees, and increased inventory control of the library's 225,000 books, periodicals, CD's, DVD's, and audio books. Additionally, West Allis citizens can now enjoy many free databases remotely accessible from home or business 24 hours, 7 days per week. There also exists a variety of computer-related services at the library including 53 free public internet stations, 3 dedicated database computer workstations, 5 standalone computers for accessing Microsoft Office applications, online access to BadgerCare and Medicaid resources, building wide Wi-Fi access, and much more.

Finally, the West Allis Public Library offers a variety of programming options for all age levels. Traditional children's story-time, instructional and entertainment presentations, young adult activities, adult book clubs, reading programs, and cultural/historical series are examples of the myriad of offerings for citizens of the community.

Recommendation

In an effort to provide a welcoming environment for all, offer equal access to Library services, promote personal and professional growth, build and maintain community partnerships, and inspire lifelong learning, library staff and board finalized a strategic plan in February 2020. The series of goals and activities in the plan aims to provide a quality access of information to the public.

- While the West Allis Library currently produces a service plan every three years, in the next 15-20 years it is recommended that an assessment be completed to ascertain if City library services are in need of updating or expansion.

Public Health Services

The West Allis Health Department provides community leadership to protect and promote the health of West Allis citizens. To achieve this mission the Health Department provides a broad range of services; examples include:

- Public Health Nurses and Community Health Screening Technicians provide health screenings, immunizations, counseling, communicable disease control, and referral to community resources, in a variety of settings for infants, children and adults.
- Dental Health Services
- Health Educators offer health education programs on a variety of topics
- Environmental Health Services include compliance inspections, complaint investigations, and lead poisoning prevention
- Services and activities for senior citizens at the Senior Center
- Vital statistics, including birth and death certificates
- Commercial scale and weight inspections

The mission to protect and promote the health of West Allis residents is accomplished by providing the necessary leadership to bring the various public, private, non-profit and voluntary sectors together to work collaboratively to achieve this mission. Every five years the health department convenes those public health system partners and stakeholders to develop and implement a community health improvement plan. The department also provides space in its facility for community partners to provide needed services for residents.

Recommendation

The health department facility was built in 1978 and was designed primarily as a health clinic to serve individual clients. The future of public health practice dictates that public health departments will convene and mobilize stakeholders and partners to improve the health status of the community. In addition the department should be a one-stop center where health department staff and community-based organizations can provide needed services. It is recommended that there be strong consideration to expand and update the facility to accommodate these new, contemporary roles for the health department and also deal with the acute shortage of parking at the facility.

Farmers Market

Located within the general area of downtown at W. National Avenue and S. 66th Street is a permanent facility for one of the Milwaukee region's oldest and largest farmer's markets. The West Allis Farmer's Market is open every Tuesday, Thursday and Saturday from May through November with produce available from a wide variety of farms throughout the state of Wisconsin. This tastefully appointed facility is also utilized by others throughout the year for events such as antique shows, car shows and holiday festivals.



Originally established in 1919 at the 6 Points (intersection of West Greenfield Avenue, West National Avenue and South 62 Street) in the present location of the Paradise Theater and relocated in 1930 to its current place on South 65 Street and West National Avenue, the West Allis Farmers Market has been a source of fine fresh produce for generations of families. Grandparents and parents have brought their children and relatives to shop at one of the largest, and the longest continuously run Farmers Market in Wisconsin. One reason that the West Allis Market shines above the rest is that all the farmers at the market must raise what they sell. If you want only the freshest produce grown in Wisconsin, shop the West Allis Farmers Market.

Recommendation

A restoration of the Historic West Allis Farmers Market was completed in 2006. Since that time additional programming has taken place on the site such as Food Truck Friday's, various wine and beer tasting events, holiday and seasonal community gatherings, an annual National Night Out neighborhood event. Winner of the Sheppard Express, Best of 2020, the City hopes that as the neighborhood around the site continues to grow that an expansion of both public and private uses within the Farmers Market site will take place.

Senior Center

The West Allis Senior Center is located at 7001 West National Avenue. The building was built in 1954 and was originally used as a YMCA. The City purchased the building in 1980 and has used it as the Senior Center since that date.

The West Allis Senior Center promotes a healthy quality of life where aging is viewed as natural, positive and purposeful. Older people retire to new roles, if desired, or continue working in a variety of ways. People begin to plan for later interests and activities and the maintenance of relationships as valuable keys to the fulfillment in aging. Overall, the vision is to challenge the growing population with knowledge and responsiveness.

The West Allis Senior Center provides services focused on the recreational, social, and personal needs of elderly residents. The Senior Center is operated under the administration of the Health Department and the governing and policy making body of the Commission on Aging. Regular Advisory meetings are held.

Membership in the West Allis Senior Center is available for a small annual fee for West Allis residents or non-residents and day passes are available for guests. Membership in the Center allows participation in the regular weekly classes and group activities in addition to the special tours offered throughout the year. Membership is open to anyone age 55 or older and his/ her spouse of any age.

A variety of over 30 classes are offered each week, at least one tour a month and many special other events and guest speakers are offered monthly.

Recommendation

As the baby-boomer generation ages there will be increased demands for space and for programs at the Senior Center. With the Senior Center already at or near full capacity, consideration of expansion of the buildings and programs for seniors to fit the needs of the aging baby boomer demographic should be explored within the 20-year planning period.

County Facilities

Milwaukee County owns and maintains a number of facilities in the City of West Allis, including McCarty, LaFollette and Greenfield parks, which are described in greater detail in the Parks and Open Space chapter.

Recommendation

Continue the positive partnership that exists with Milwaukee County to ensure that our County Parks continue to serve the needs of our community.

Law Enforcement & Protection

The Police and Municipal Court Center, which houses the West Allis Police Department and Municipal Court is located at 11301 West Lincoln Avenue. The West Allis Police Department also has a substation located at 6900 West National Avenue. Police service is available 24 hours a day. As of 2018, the Police Department had 229 sworn officers, with a capacity for 231, and 54 civilian support staff. The Department is divided into two divisions, Support Services and Operations. The Support Services Division includes Communications, Community Services, Forensic Technical Services, Technology, Records and Training. The Operations Division includes Patrol, Sensitive Crimes, Criminal Investigations and Special Investigations.

In 2018, officers responded to 52,862 calls for service (52,666 in 2008), wrote 4,700 incident reports (8,381 in 2008), investigated 1,165 motor vehicle crashes (2,498 in 2008), issued 502 traffic citations/ warnings (8,200 in 2008), arrested 420 individuals for drunk driving and investigated two homicides (482 in 2008).

Recommendation

Within the planning period, the Police Department anticipates a significant need for equipment and adequate funding to address both the investigation of technology-based crimes and technology advances available to law enforcement agencies that allow for greater effectiveness and efficiency. Additionally, a technological upgrade to the existing dispatch center will be required.

The Police and Municipal Court Center has a critical shortage of adequate parking. An expansion of their existing parking lots is required over the next five years.

Fire Suppression, Emergency Medical Services, and Community Risk Reduction

The West Allis Fire Department achieved accreditation through the Center for Public Safety Excellence (CPSE) in 2004 and is currently only one of 284 accredited fire departments in the United States and Canada. The City of West Allis has an Insurance Services Office (ISO) rating of one, which is the best score possible. The score is given by an outside agency who reviews numerous datapoints about a city including the water system, 911 center, and the staffing and apparatus of the local fire department. The rating affords property owners in the city a lower rate when compared to property owners in a municipality with a higher rate. West Allis is one of only a handful of municipalities in the country to hold both CPSE accreditation and an ISO one rating.

The department's administrative offices are located at 7332 West National Avenue. The department operates three fire stations located at 10830 West Lapham Street, 2040 South 67th Place and 7300 West National Avenue. All facilities were either newly constructed or have been remodeled since 2004, with funding from Wisconsin Energies. The Police and Fire Emergency Dispatch Center is located within the City's Municipal Court facility, located at 11300 West Lincoln Avenue. Each year, the fire department responds to over 9,500 emergency calls for service and performs nearly 6,000 fire prevention compliance inspections, plan reviews, and site inspections. The fire department has signed on to a shared services agreement along with Milwaukee, Wauwatosa, Greenfield, Franklin, Oak Creek, St. Francis, and the North Shore Fire Department. This agreement commits each fire department to operating under one set of guidelines, training their members together, and standardizing as many procedures as possible, allowing us to operate as one large fire department, regardless of municipal borders. The fire department is also a member of Mutual Aid Box Alarm System (MABAS) Division 107. Mutual aid resources are available via contract from most of Wisconsin, all of Illinois, and Minnesota.

The department has seen a continual increase in demands for service over the past 100 years. As demands have increased, staffing has steadily decreased since the 1960s. Seeing this business model as non-sustainable, the department has put a large emphasis on community risk reduction. The Bureau of Fire Prevention is tasked with fire code enforcement, fire safety education, post fire incident investigation, and is expected to find ways to decrease overall demand of fire units such as the reduction of false fire alarms and the prevention of fires. The Bureau of Mobile Integrated Healthcare is tasked with reducing emergency medical incidents in our community. A team of specially trained paramedics provides extra attention to citizens who use 911 more often than others to identify the root cause of their issue and to prevent them from relying on the fire department for help in the future. They also target areas of community risk such as homelessness and substance abuse disorder and proactively get people help before they become reliant on the 911 system for medical care.

Recommendation

Regarding facilities, the condition and location of Fire Station 3 should be given consideration in the City's long-term plan. Units from Fire Station 3 protect the entire western edge of our city, from the northern border to the southern border and from South 92nd Street to South 124th Street. The station is currently located on the northern half of that territory. The fire department consistently fails to meet national response time standards for incidents that occur on the southwest portion of the city as the drive time from Fire Station 3 to that area makes it impossible to safely arrive there within the expected national standard. Additionally, Fire Station 3 has many expensive maintenance issues looming including: a faulty foundation, several leaks in the roof, and an outdated HVAC system. Ideally, a new fire station would be constructed more centrally

located on the western side of the city, providing equal response times to our citizens on both the northern and southern sections of the west side.

Smart City Technology

More cities are turning to new technology and advanced networks to help them manage resource constraints. In particular, the Wisconsin and the more regionally, the Southeastern Wisconsin region, could increasingly turn to smart city solutions.

Smart cities use IoT (the internet of things) devices such as connected sensors, lights, and meters to collect and analyze data. Cities then use the data to improve infrastructure, public utilities and services, and more.

It's important to note that not all smart city improvements are very futuristic at all. For instance, LED street lights, they are more energy-efficient than older options. Another technology being implemented in Chicago are sensors that are placed in trash bins that notify the city when a rat family has taken residence in a dumpster so that city workers know to dispose of them. In Racine County, a smart public park technology, collects data on what park facilities are being used (example playground equipment) and monitors and collects data on what people do while they are at a park. This helps local government focus future capital improvement spending on infrastructure that people most use and enjoy. All access county-wide 5G wireless internet, which allows all people from varying levels of income to have access.

Outlined below are how smart cities provide a more efficient and higher quality lifestyle for their residents, and the methods they use to reach these goals.

Smart City Technologies

Smart city devices work to make everyday tasks easier and more efficient, while relieving pain points related to public safety, traffic, and environmental issues. Here are some of the most popular smart city technologies:

Smart utility meters

A top IoT device among utility companies is the smart meter. These devices attach to buildings and connect to a smart energy grid, allowing the utility companies to manage energy flow more effectively.

Smart meters also allow users to track their energy consumption—leaving a significant financial impact. Insider Intelligence expects utility companies to save \$157 billion by 2035 due to smart meter adoption and implementation.

Smart transportation

Connected vehicles have made their way to the forefront of public transit—and the efforts have already started to bear fruit. Insider Intelligence projects US connected cars will make up 97% of the total number of registered vehicles by 2035.

For transportation, smart city devices can ease traffic pain points and prevent car-related accidents and deaths. Insider Intelligence

Specifically voice search and location data capabilities are attractive to drivers, and as smart applications continue to evolve and grow, so will the adoption of smart transit.

Smart grids

Arguably the greatest implementation of smart architecture and infrastructure is smart grids, which help tremendously with resource conservation. Amsterdam, for example, has been experimenting with offering home energy storage units and solar panels for households that are connected to the city's smart grid.

These batteries help lower stress on the grid at peak hours by allowing residents to store energy during off-peak hours. The solar panels also let residents sell spare energy from the panels back to the grid.

Smart waste management solutions

Waste management is both costly, inefficient, and can cause traffic buildup. Smart waste management solutions can alleviate some of these pain points by monitoring how full trash cans are at a given point and send that data to waste management companies, providing the best waste pick-up routes.

Smart waste management solutions will make everyday tasks of sanitation workers more efficient.

Some smart waste bins, like the [EvoEco](#), have the ability to tell users which items should be composted or recycled and can even show messages that share how much an organization can save by recycling.

Smart air quality monitors

There are constantly air particles, dust, dirt, cleaning chemicals, floating around in the air of one's office building or home. Smart air quality monitors can detect these particles and inform users of pollutants.

Monitoring indoor air quality (IAQ) can better alert people of unsafe pollutant levels via an indicator light or push notifications to one's smartphone or tablet.

Racine, WI

In 2019, the city of Racine was one of five cities from the U.S. to win the Smart Cities Council's Smart Cities Readiness Challenge, a nationwide competition recognizing cities that demonstrate their commitment to becoming a smart city.

Racine officials entered the competition to help address "specific opportunities and inequities facing the community," like developing greater access to high-speed internet, building multimodal methods of transit to provide better access to jobs, technology to improve public safety and efforts to lower its carbon footprint.

Adults Worldwide Who Are Willing to Use and Pay for Smart City Transport/Mobility Initiatives, April 2020

% of respondents

| | Use | Pay |
|---|-----|-----|
| Citizen app for real-time public transit information about delays and service disruptions | 75% | 35% |
| Access to Wi-Fi in stations/in transit (e.g., at metro stations, bus stops, within metros, buses) | 72% | 37% |
| Smart card or app-based access for all public transport modes (e.g., metro, buses, ferries) | 68% | 46% |
| Intelligent traffic signals to automatically update traffic signals based on real-time traffic (e.g., automatic lane clearances for commuter vehicles such as buses and vans) | 66% | 35% |
| Smart parking to count available parking spaces in the neighborhood | 65% | 40% |
| App-based bicycle/electric bike rentals for last-mile connectivity | 61% | 49% |
| Apps that provide availability and payment options for a combination of transport methods, such as car and bike sharing, taxis and car rentals/leases, and public transport | 59% | 43% |
| App for ride sharing with people going to the same area (e.g., office, college) | 56% | 42% |
| Autonomous vehicles (used for shared services on fixed routes) that interact with traffic sensors to autonomously move more efficiently | 52% | 43% |

Source: Capgemini Research Institute, "Street Smart: Putting the citizen at the center of smart city initiatives," July 27, 2020

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Power Plants & Transmission Lines

Electricity and gas services are provided to the City of West Allis by We Energies. Within the area, We Energies operates coal-fired power plants in Oak Creek and the Milwaukee County Grounds. We Energies also has several renewable energy facilities and programs to diversify its portfolio and offer sustainable energy solutions for the region.

Electric transmission lines, operated by the American Transmission Company (ATC), provide power generated by We Energies throughout the region. These transmission lines traverse West Allis along two axes. North to south, transmission lines run along the east side of I-894, and east to west, transmission lines align with the Union Pacific Railroad line, west of I-894.

Recommendation

Maintain communication and work with We Energies and the American Transmission Company regarding the generation and supply of power within the city and region.

As discussion and legislation regarding sustainability and renewable energy continues to progress, the City should be aware of how future energy production will effect services in the city, region and state.

Education

The West Allis-West Milwaukee School District (WAWM) is a public school district with a September 2019 enrollment of 7,878 4K-12 students (see figure 2 – enrollment by grade group). The boundary of the West Allis-West Milwaukee school District coincides with the Village of West Milwaukee and City of West Allis municipal boundaries with the exception of the southwest section of the school district. The district covers a small portion of the southeastern section of the City of New Berlin and a few block area of the City of Greenfield.

OVERVIEW OF DISTRICT AND SCHOOLS

- The West Allis-West Milwaukee School District (WAWM) covers 14.2 square miles, fully encompassing the City of West Allis and Village of West Milwaukee, but also including portions of the Cities of Greenfield and New Berlin.
- The District operates eleven elementary schools (grades 4K-5), three intermediate schools (grades 6-8), and two comprehensive high schools and one project-based learning high school (grades 9-12).
- Most of the District's schools are currently operating significantly below their maximum operating capacity.
- Since the mid-1990s, the District has shifted and consolidated schools to address decreasing enrollment and aging facilities—most recently at the intermediate school level.
- Over the past decade, the number of private schools operating in and near the WAWM District—and their enrollment—has increased.

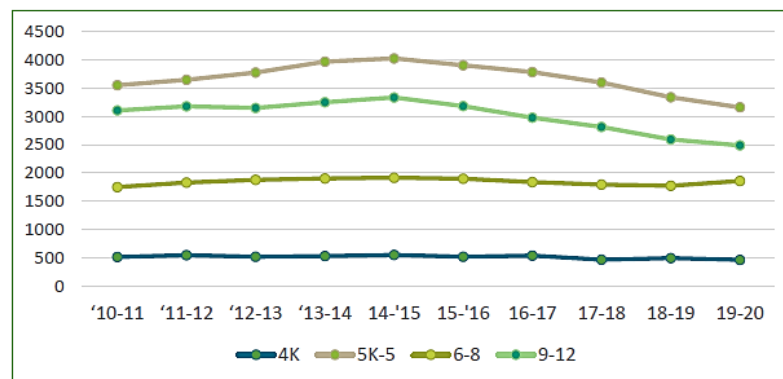
There are six private schools within the WAWM District boundary. Nine additional private schools located within a mile of the WAWM District boundary. Enrollment at the six private schools within the District boundary almost doubled between 2010 and 2019, increasing from 732 students to 1,299 students. All private schools located in the boundary of the WAWM District either had steady or increasing enrollment between 2010 and 2019

Figure 2: Enrollment by Grade Group, September 2010 to September 2019

| Grade Group | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 10 Year Change |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| 4K | 509 | 542 | 516 | 527 | 547 | 516 | 535 | 463 | 489 | 462 | -47 |
| 5K-5 | 3,554 | 3,650 | 3,779 | 3,971 | 4,028 | 3,907 | 3,784 | 3,599 | 3,339 | 3,117 | -437 |
| 6-8 | 1,749 | 1,829 | 1,878 | 1,901 | 1,914 | 1,896 | 1,837 | 1,794 | 1,772 | 1,859 | 110 |
| 9-12 | 3,107 | 3,177 | 3,151 | 3,250 | 3,336 | 3,181 | 2,977 | 2,813 | 2,593 | 2,440 | -667 |
| Total 4K-12 Enrollment | 8,919 | 9,198 | 9,324 | 9,649 | 9,825 | 9,500 | 9,133 | 8,669 | 8,193 | 7,878 | -1,041 |
| Resident 4K-12 Enrollment | 8,047 | 8,187 | 8,186 | 8,286 | 8,389 | 8,208 | 7,898 | 7,639 | 7,444 | 6,954 | -1,093 |

Sources: 2010-11 to 2018-19: Department of Public Instruction; 2019-20: West Allis-West Milwaukee School District

Figure 3: 4K-12 Total Enrollment by Grade Group, 2010-2019



Sources: WI Department of Public Instruction, WAWM School District

- The District is engaged in a facility planning effort, which could lead to future changes to its school facilities. It is reasonable for the District to consider school consolidation over the next 10 to 15 years, particularly at the elementary school level. Projected enrollment in each of the 49 neighborhoods could help decide where consolidation may be most appropriate and how attendance areas might be adjusted. However, other factors such as school condition, age, design, size, and site area are also very important in such decision making.

Elementary School Program

What course a child's future will take is often determined by his or her early educational experiences. West Allis-West Milwaukee Schools strive to instill students with a sound basic education and a positive attitude toward learning. In addition to the core subjects of reading, language arts, writing, math, science and social studies, the elementary program features comprehensive computer keyboard training for all students during their elementary education, an innovative musical instrument program beginning at the kindergarten level and taught with active parental involvement, and specialized instruction in art, music and physical education.

Intermediate School Program

Frank Lloyd Wright, Lincoln, and West Milwaukee Intermediate Schools are designed to provide students with a transition from self-contained elementary school to a comprehensive high school program. The Intermediate schools have adopted the “Team Teaching” concept to aid in this transition. Each Team contains a group of approximately 60 to 70 students who are taught the basic curriculum by a team of two teachers. Students are also provided many opportunities to explore a variety of interests including: exploratory programs in technology, drafting, business, education, and family consumer education; art, music, multi-media, and foreign language instruction; and a variety of intramural sports and extracurricular activities.

High School Program

District high schools offer comprehensive educational opportunities for students intending to continue their schooling after graduation and for those entering the work force. West Allis Central and Nathan Hale High School students can choose from over 200 courses to meet their educational and career needs. Our Alternative High School is James E. Dotke and offers students an opportunity to learn in an alternate setting.

For university-bound students, annual College Board Advanced Placement tests are provided. Guidance counselors are available to assist students in designing programs to meet their secondary education and career goals.

A number of courses are available to students that are directly transferable to the Milwaukee Area Technical College, thus reducing the time and number of courses needed to earn a degree. Career guidance centers, employment-focused curriculums, and cooperative education options help students set their career paths early.

Full-Day Kindergarten

Among the district’s most important innovations is the implementation of full-day kindergarten. Half-day programs are also offered. Full-day kindergarten was initiated at parental request with the support of kindergarten teachers. A survey taken in April of 1998 indicated that 83% of parents with kindergarten students preferred the full-day kindergarten option. Many educators believe that full-day kindergarten programs better prepare students for the first grade. Half-day 4K Kindergarten is also offered to West Allis and West Milwaukee residents.

Special Education Program

Exceptional education programs are as diverse, and as special, as the children they serve. Exceptional education programs are available to students with physical, emotional, mental, and learning disabilities. Just as important is a historical commitment to integrating these children into their schools - and society - to the greatest extent possible. That tradition is carried on as the district continues to innovate and implement programs to best serve the academic and social needs of its special children.

School-to-Work Program

The link between learning and earning is the School-to-Work program. The program connects classroom instruction to real-world work experiences, in addition to providing career exploration opportunities and an awareness of good work habits.

School-to-Work is a means for students to discover for themselves which careers they may wish to explore and learn what post-graduation education and training those careers require. Some of the many opportunities available through School-to-Work are internships, job shadowing, cooperative education and community service experiences, career guidance by employees in fields of student interest, and vocational education training.

Family Resource Center

Families looking for community resources or a place where their children can play with others are encouraged to check out the Family Resource Center. Located at Horace Mann Elementary School, 6513 West Lapham Street, the center is geared toward families with children up to the age of eight. Games, toys, videos, books, and parent resource information are available to be borrowed.

Fine Arts Program

An education that doesn't include the fine arts can't be considered complete. The fine arts develop and enhance critical thinking and communication skills, creativity and self-expression. For these reasons, West Allis-West Milwaukee schools offer students a vast array of fine arts experiences. Included among them are Suzuki Strings for K-3 students, high school jazz ensembles, the Strolling Strings and inter-generational choirs. Art classes include, but are certainly not limited to, ceramics, painting, drawing, sculpture, jewelry making and pottery.

Private Schools and Higher Education Facilities

Other private educational providers supply unique additional options for area families and are considered a major amenity to the City. Private educational providers within the City of West Allis include: Good Shepherd School, Lamb of God Lutheran School, (2) Mary Queen of Saints Catholic Academy facilities, St. Paul's Lutheran School, and Grace Christian Academy. Many higher educational opportunities such as Milwaukee Area Technical College, Sanford-Brown, Marian College, Viterbo University and Lakeland College also exist in West Allis.

Recommendation

Support educational initiatives that provide students with the skills to address the changing economy. Establish regular communication with area education providers to discuss issues of mutual concern including facility location/expansion, impacts of new development, impacts of education facilities and activities on the community, parks and recreation programs, population and growth projections, and involvement in the community.

West Allis – West Milwaukee Recreation, School, and Community Services

The West Allis - West Milwaukee Recreation School and Community Services Department, a division of the West Allis-West Milwaukee School District has continued to evolve over the past 10 years expanding beyond traditional recreation services to provide more school and community related programs. The Department stands by its mission of providing safe recreation and enrichment opportunities for all ages that promote lifelong wellness through partnerships and services to enhance the overall quality of life in the West Allis and West Milwaukee communities. Opportunities can be found for children as young as nine months to our most senior community members in the areas of arts, athletics, aquatics, dance, fitness and general leisure enrichment. Additionally, the Recreation Department continues to offer after school

programming to youth in our SAFE, REACH, and PASS programs and when school is not in session Non-School Day camps are offered.

The Recreation Department has observed increased interest in programs regarding the use of technology, current fitness trends, as well as athletic and school readiness opportunities for younger children. The Recreation Department prides itself on offering high quality programs at affordable prices. Despite changes in the economy and socio-economic demographics of the community the city has seen increased program enrollments and a greater demand for service and educational programs that support the school day. The Recreation Department supports these needs through after school SAFE and REACH programs and youth summer breakfast and lunch programs.

Recommendation

Due to expanded program offerings over the past years, the Recreation Department has maximized the use of the all 16 school buildings, 2 recreation buildings, and the city parks available to it. As the Department strives to meet the ever-changing needs of the community it foresees a shortage of gymnasiums, athletic fields, and green space to accommodate all recreation programming needs and the community organizations seeking to use the school district and community facilities available. As they look to the future, it is important to maintain and improve facilities, available parks, athletic fields, and green spaces that we have in West Allis.

Consideration will need to be given to facility improvement so that the city can continue to offer the high quality and affordable programs that our community has come to know and expect.

Hospital

Aurora West Allis Medical Center, located on 8901 West Lincoln Avenue, offers a complete range of care programs. Women at all stages of life can also experience comprehensive care in a relaxed, healing environment at the Aurora Women's Pavilion which is located on the hospital campus.



Recommendation

Within the planning period a future expansion of the existing Aurora campus to the northwest (South 92 Street and West Lincoln Avenue) may be explored.

Honey Creek Cemetery

The Honey Creek Cemetery is the City's only cemetery and is located at South 84th Street, south of National Avenue. Located within Honey Creek Park, the cemetery is one acre in size and was established in 1849. There are a total of 112 burial lots. In 1946 the Honey Creek Cemetery Association deeded the Honey Creek Cemetery to the City of West Allis. According to a historical resource survey conducted in 2007, the cemetery site does not retain enough historic integrity, or no longer meets the criteria necessary for National Register listing.

Recommendation

Continue maintenance of this facility, as it serves as a valuable educational and cultural resource.

ENGINEERING & PUBLIC WORKS FACILITIES

Public Works Division

The Public Works Division is located at 6300 West McGeoch Avenue where their main office building was constructed in 1946. In addition to being the home office of the Public Works Division and the City's recycling center, storage buildings are utilized for city fleet vehicle storage and maintenance.

Recommendation

Within the 20-year planning period there will be a need for a major evaluation to determine if renovation, relocation or expansion of the Public Works Division's outdated facilities are necessary. Major capital improvements may be needed in order to continue operations at the existing site due to the age, deterioration and economic obsolescence of the existing facilities.

Morgan Avenue Yard

The Public Works Division also has a secondary 15- acre location for yard waste drop-off, storage and processing at South 116 Street just south of Morgan Avenue

Recommendation

Within the 20-year planning period the city will explore alternative sites to the 116th and Morgan site yard waste drop-off site as the South 116 Street drop-off site has potential for future residential development. Alternative facilities will have to be provided to adequately replace all of the Public Works operations that are currently being undertaken at the Morgan Avenue Yard.

Solid Waste Disposal

The City of West Allis provides curbside/alley edge refuse collection for residents. It is disposed of at a transfer station at 5032 West Rogers Street.

There is no facility within the City of West Allis that accepts hazardous waste. There are free hazardous waste drop-off sites in the Cities of Milwaukee and Franklin and the Village of Menomonee Falls.

Recommendation

Within the 20-year planning period the City may look at adding scrubbers to the transfer station location to mitigate the release of odors into the neighborhood.

Street & Sewer Division

The Street and Sewer Division of the City of West Allis Engineering and Public Works Department is responsible for the repair and maintenance of 175 miles of City streets, 423 miles of alleys and 278 miles of sidewalks, 228 miles of storm sewer and 172 miles of sanitary sewer, 215 miles of water main and 2,617

fire hydrants, 6,974 street lights and 752 alley lights. Street and alley maintenance involves the repair and replacement of various types of pavement, including filling potholes, patching and crack filling. Similarly, sidewalk maintenance centers on shimming slabs that have been displaced or replacing deteriorated slabs. The maintenance of streets also includes sweeping throughout spring and summer and leaf collection in spring and fall.

The Sanitation Division and the Street and Sewer Division combine to provide emergency snow and ice control operations. Typically, many of these operations entail the application(s) of salt and/or abrasives to City streets. Larger quantities of snow must be handled by plowing. During a full scale plowing operation, the Sanitation and Street Division will have 40 pieces of equipment on the street.

The maintenance of the sewer system may be divided into two separate areas: storm sewer system maintenance and sanitary sewer system maintenance. The storm sewer system transports surface water runoff captured in catch basins to various streams and rivers in and around the City. The sanitary sewer system, on the other hand, transports wastewater from residential and commercial properties to the sewerage treatment plant at Jones Island.

Recommendation

Continue the annual review of street and sewer conditions to appropriately annually fund the 10-year Capital Improvements Program.

Water Supply

The City of West Allis purchases water from the City of Milwaukee and distributes it through a network of water mains, which are owned and maintained by the City of West Allis. Milwaukee Water Works filters and treats water from Lake Michigan in accordance with current regulations. The water is tested for 90 EPA-regulated contaminants, as well as 450 unregulated contaminants before it enters West Allis through the two (2) metered supply locations.

Water is distributed throughout the City in a network of over two hundred miles of underground transmission and distribution mains utilizing three reservoirs and three pumping stations. The reservoirs consist of two 1,500,000-gallon elevated water tanks and one 4,000,000-gallon underground reservoir. The West Allis Water Division, a division of the Engineering and Public Works Department, is responsible for the maintenance of the transmission and distribution system which includes repairing leaks and main breaks, performing water sample testing, exercising valves and many other routine maintenance tasks.



The West Allis Water Division manages the metering of water using a computerized meter reading system. Each meter in the City is read and billed quarterly.

The City performs evaluations of the existing water system and plans, designs and inspects the installation of system upgrades.

The main responsibility of the West Allis water utility is to provide good, safe, drinkable water to the consumers as well as fire protection for the properties.

Recommendation

The utility will be challenged to maintain affordable rates as operational costs increase and water sales continue to decline for industrial businesses.

Within the planning period, the City of West Allis anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects and to maintain a high level of service for existing development.

Wastewater Service

West Allis owns and operates approximately 180 miles of sanitary sewer collection system, which provides access to sanitary service throughout the city. The City's collection system drains to a metropolitan interceptor system provided by the Milwaukee Metropolitan Sewer District (MMSD), which is a regional government agency with taxing authority, established by the State of Wisconsin. MMSD serves over one (1) million people in 28 Milwaukee area communities. Sewage is collected from the communities, treated at one of two wastewater treatment plants and then discharged back into Lake Michigan.

The Engineering and Public Works Department, Sanitation and Streets Division, performs the routine maintenance of the sanitary sewer system as well as responds to emergency sewer related issues. The sanitary sewers are cleaned on a regular schedule. Inspection of manholes and sewer lines is also performed regularly. The Streets and Sanitation Division works closely with the Engineering Division to ensure the optimum performance of the system.

The West Allis Engineering Division performs evaluations of the existing sanitary sewer system and plans, designs and inspects the installation of system upgrades.

Recommendation

Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, reduce inflow and infiltration of clear water into the system and to maintain a high level of service for the citizens and businesses of West Allis.

Stormwater Management

The City of West Allis owns and operates a separate stormwater system. The City's storm sewer system is a network of 228 miles of sewer providing drainage for the streets and individual properties within the City. Runoff collected by this system is discharged to the Menomonee River, the Kinnickinnic River, Honey Creek, Underwood Creek and the Root River.

In 1999, West Allis created a stormwater reserve to allocate the costs of maintaining the stormwater system to property owners based on their estimated contribution to the system. This funding mechanism allows the City to perform the necessary work required to improve the stormwater system to reach the State of Wisconsin stormwater quality regulations and to control stormwater run-off. Properties are divided into residential and non-residential classes. Each residential unit is billed for one Equivalent Residential Unit (ERU). A single-family property will be charged about \$60 per year. Non-residential properties are charged based on the amount of impervious surface located on the property.

The West Allis Engineering and Public Works Department's Sanitation and Streets Division, performs the routine maintenance of the sanitary sewer system as well as responds to emergency sewer related issues. In an effort to improve the quality of the stormwater discharged to the waterways, Sanitation and Streets division cleans the sumps in catch basins. In addition, streets are swept on a regular schedule to remove material that would otherwise be carried into the stormwater system and eventually enter waterways.

The West Allis Engineering Division performs evaluations of the existing storm sewer system and plans, designs and inspects the installation of system upgrades.

Recommendation

Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, replace aging parts of the system and increase detention facilities. The City's long-term stormwater goals include improving the water quality to meet or exceed the regulatory levels and to provide a higher level of protection against flooding for the citizens and businesses of West Allis.

In an effort to better manage stormwater flooding, as well as stormwater quality, the City of West Allis needs to have a long-term plan to achieve these goals. This plan could explore the installation of underground detention structures or open detention ponds as opportunities arise with each new development or redevelopment in the City. Additional opportunities to install detention will be available through a coordinated effort of the City and commercial property owners, large and small, as part of projects such as repaving parking lots or in solving drainage issues on existing sites.

There are several methods of stormwater detention available. The particular method of detention will be determined by the characteristics of the site. In a site where land is available, the installation of a pond or bio- retention may be the preferred choice. The installation of underground detention structures may be best suited for properties that require the full use of the site. The improved stormwater management can be achieved regardless of which method of stormwater detention is chosen.

The installation of stormwater detention facilities is an effective way to deal with both the quantity and quality issues. Detention facilities will help the City achieve the stormwater quality standards set by the State of Wisconsin Department of Natural Resources. Detention reduces the impact of storm events by holding the initial surge of stormwater and releasing it at a reduced rate, which increases the level of protection of the storm sewer system. Detention of stormwater helps the entire community by reducing the risk of flooding and improving the quality of the environment.

Additionally, the City must find creative ways to overcome MMSD's stringent sewer shed flow allocations, which penalize existing urban areas and thus promote urban sprawl.

Additional initiatives include: adding impervious pavement to select paving projects, naturalizing the Honey Creek and day lighting it in select areas and eliminating excess pavement in areas throughout the City wherever possible.

Chapter 9: Redevelopment Opportunities

GOALS & OBJECTIVES

In order to remain competitive and usher in future prosperity, the City of West Allis has been proactively and successfully pursuing redevelopment. This redevelopment has included extensive use of tax incremental financing; innovative and pioneering use of other financing measures, such as New Market Tax Credits; brownfield and environmental clean-up programs; historic property designation and rehabilitation; and a robust vision adopted by elected officials and administered by City staff. These strategies are employed with the understanding that West Allis lies within a competitive regional economy, where less-complex development sites might be found in nearby greenfield or other incentive-driven areas. Therefore, the opportunity costs associated if the City had a “do nothing” strategy towards funding would negatively affect both the City and region by causing West Allis to miss out on value-driven redevelopment opportunities.

Instead of accepting the role of victim, innovative developments and recent efforts to conduct and implement new corridor studies and branding efforts have helped West Allis to become known as a savvy survivor. As the Milwaukee Journal Sentinel noted, “rather than digging in, West Allis, true to its independent nature, traditional values and hardworking roots, went on the offensive.” Using Tax Incremental Financing (TIF) and New Market Tax Credits, West Allis has fostered the creation of the city’s single largest taxpayer (Summit Place Office Complex). Additional community cornerstones, such as the South 70th Street corridor, and new apartment developments (Element 84 and the West), two new hotels (Hampton Inn and Suites, Holiday Inn Express) have also blossomed through the effective use of the City’s willingness to look ahead and not become complacent with what is now. The implementation of façade improvement grants has improved various properties within the City, and a codified site, landscaping and architectural review process have increased design standards.



As a counter to sprawl, urban redevelopment is a proven technique for sustainable growth, and efforts undertaken in West Allis may be models for the metropolitan area. A “Brownfield-Greenfields Land Trade-off Study,” performed by George Washington University noted that for every one acre of brownfield redevelopment, a minimum of 4.5 acres of land would have been required to develop the same project in a greenfield area. This fact, coupled with West Allis’ regional accessibility, multi-modal transportation infrastructure, and affordable living options, highlights how redevelopment within West Allis offers a great opportunity for the progression of environmentally sound, socially just, and economically sustainable communities.

The comprehensive planning process has identified a variety of redevelopment opportunity areas throughout the City. These redevelopment strategies can increase the value of surrounding properties,

represent a significant and visible investment in the neighborhood, support the overall plan goals, and have the potential to attract additional investment to nearby properties.

While additional opportunities exist, 27 concept areas have been identified for the revitalization of individual neighborhoods, districts and corridors, see Figure 9-1. Based on feedback from the Steering Committee, elected officials, and City staff, several of these sites were selected for further review. Concept drawings and detailed development plans were prepared to illustrate alternatives for adding value and improving the character of the community. The nature of redevelopment is based on opportunity. As sites throughout West Allis present themselves as available or opportunistic, these concepts will help formulate discussion regarding the feasibility of potential future uses and layouts.

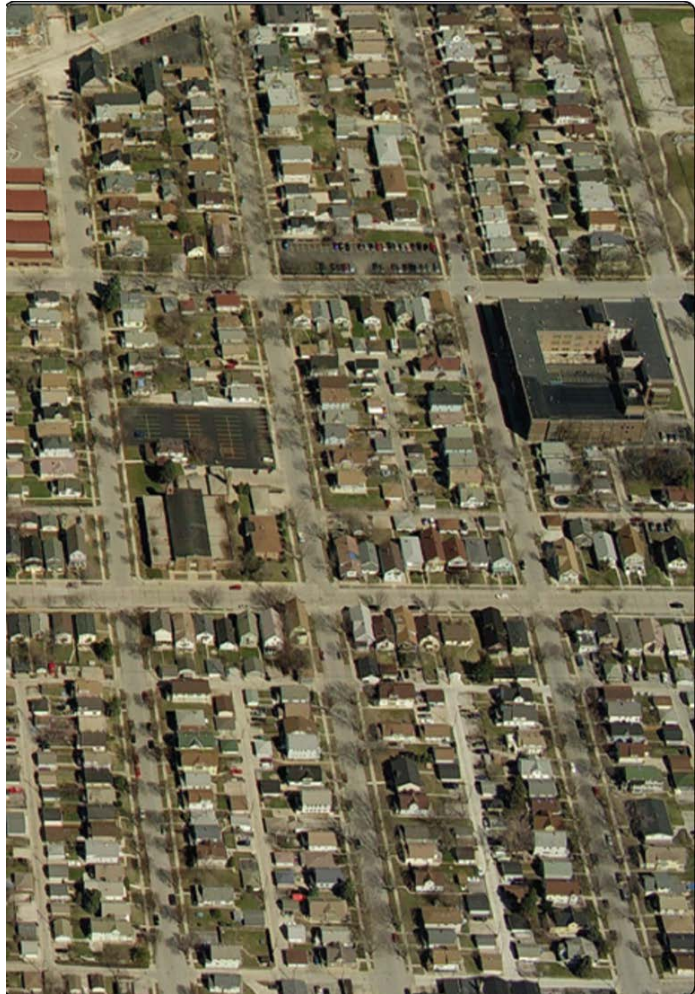
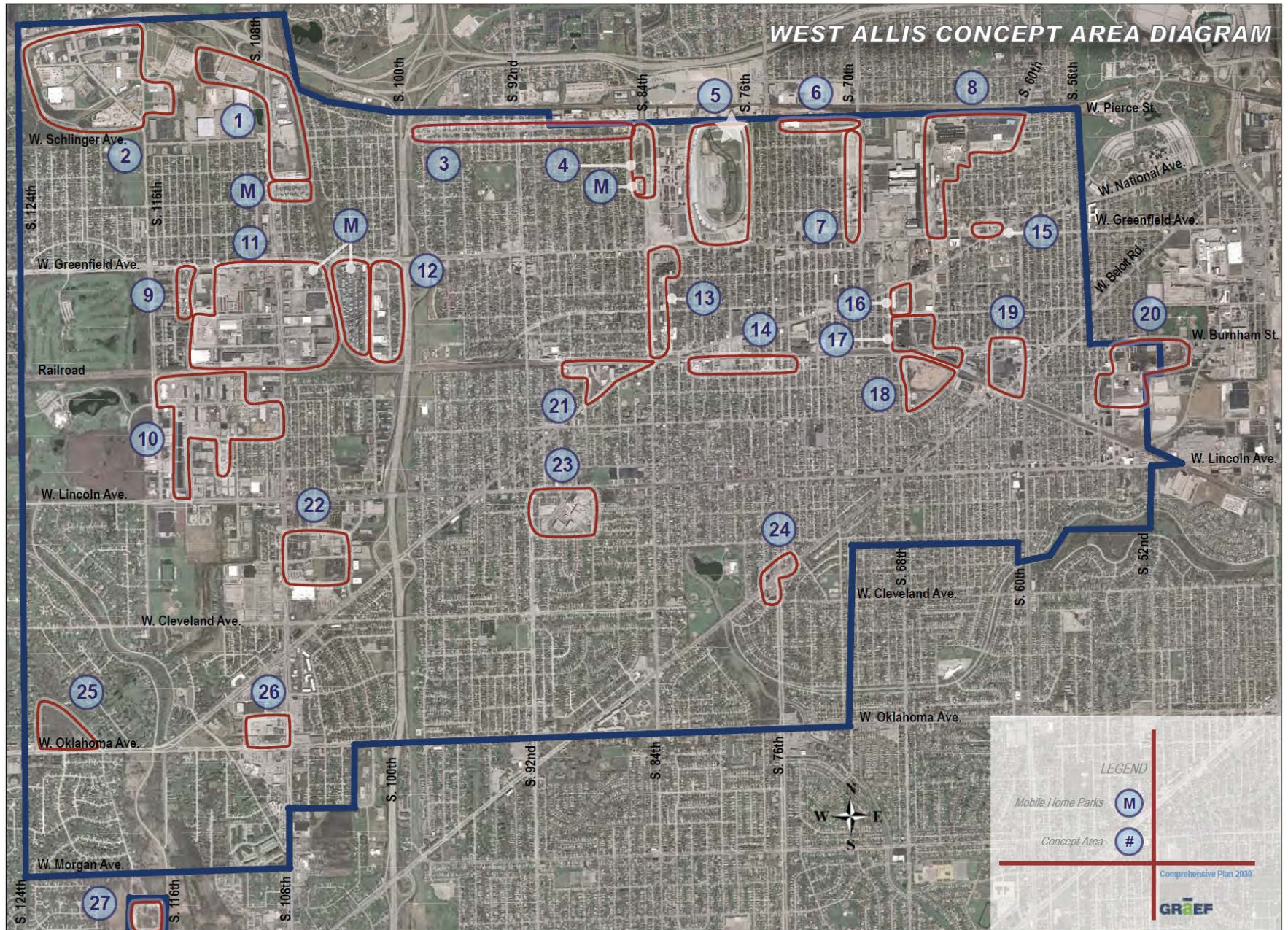


Figure 9-1. West Allis Concept Area Diagram



Concept Area 1 - Highway 100 Corridor/Northern Gateway

Highway 100 Corridor Study

In 2019 the City of West Allis contracted a design firm to develop a long-term vision and re-development strategy for Highway 100. The strategy is grounded in a comprehensive market analysis and provides concrete development and policy recommendations. Physical planning recommendations for future development, transportation, placemaking, and identity are blended with market-based catalytic development strategies. The result is a realistic yet aspirational strategy that provides a road map for short and long-term improvements, strengthening identity, attracting a more diverse and dynamic mix of users, and sustain growth and economic vitality along the corridor.

The key recommendations to improve the Highway 100 corridor include:

- Diversify the mix of uses.
- Focus on increasing mobility, not traffic flow.
- Create mixed-use, walkable destinations.
- Give Highway 100 a unique brand and identity.
- Promote desired development patterns.

Objective

Guide development to maximize the tax value, to be compatible with surrounding uses, and provide a benefit to West Allis citizens. This area serves as the heart of the Zoo Interchange – among the highest traffic volumes in the State of Wisconsin. Given the areas prime location along the interstate, properties possess the potential to be among the top locations in the City, and perhaps the Milwaukee Metropolitan region for redevelopment if properly marketed. Underutilized properties within this corridor will experience economic pressures to be redeveloped with higher densities and increased taxable value.



Recommendations (incorporated from the Highway 100 Study action items):

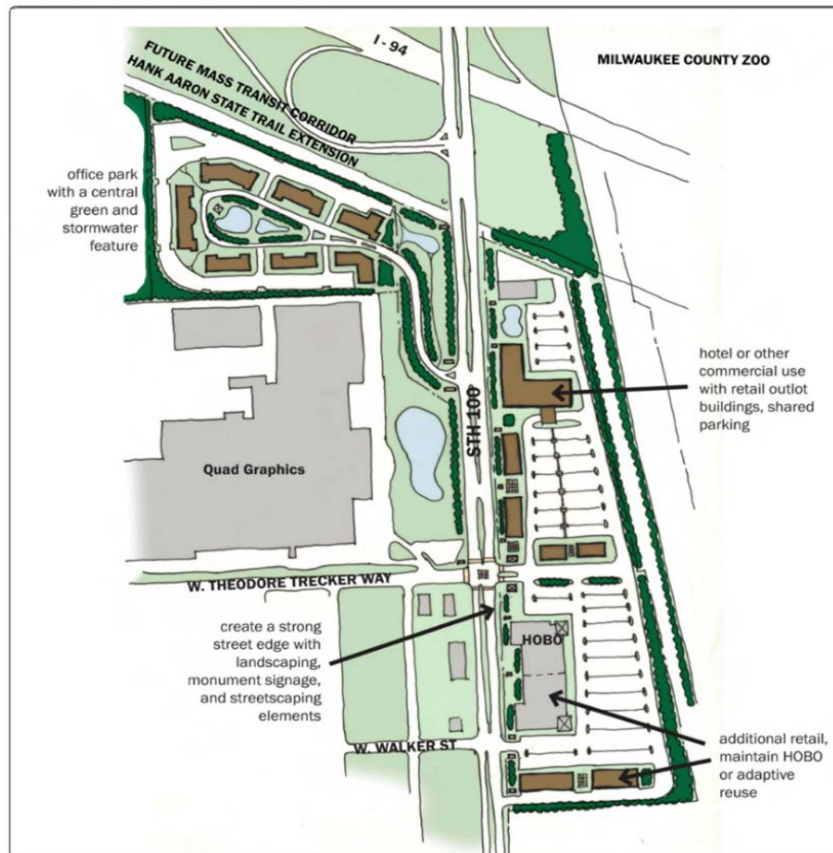
- Update the City zoning code and zone/align areas within the corridor with the land use plan. In general, maintaining a Commercial or Mixed Use/Commercial zoning designation along the corridor to achieve the goal of a vibrant mixed use places.
- Improving mobility without widening Highway 100. Access, connectivity and bike/ped accommodations - Investigate the potential for a secondary entrance/exits or cross-access with abutting property owners.
- Branding and Placemaking – incorporate the West Allis brand. Investigate opportunities to integrate gateway signage into the north gateway area.
- Create a high-quality mixed-use development that serves as a gateway into West Allis from the

north along Highway 100. Development concepts should provide an identity for the area with a strong street edge consisting of landscaping, buildings, fencing, or signage.

- Address underutilized sites and vacancy. Identify key areas for opportunity.
- Engage and communicate with stakeholders, property owners, brokers, neighborhood associations and market the vision
- Create favorable financial drivers to spur re-investment
- Reinforce site, landscaping, and architectural design standards.



Figure 9-4: Area 1 - Highway 100 Northern Gateway



Concept Area 2 – Northwest Industrial Area

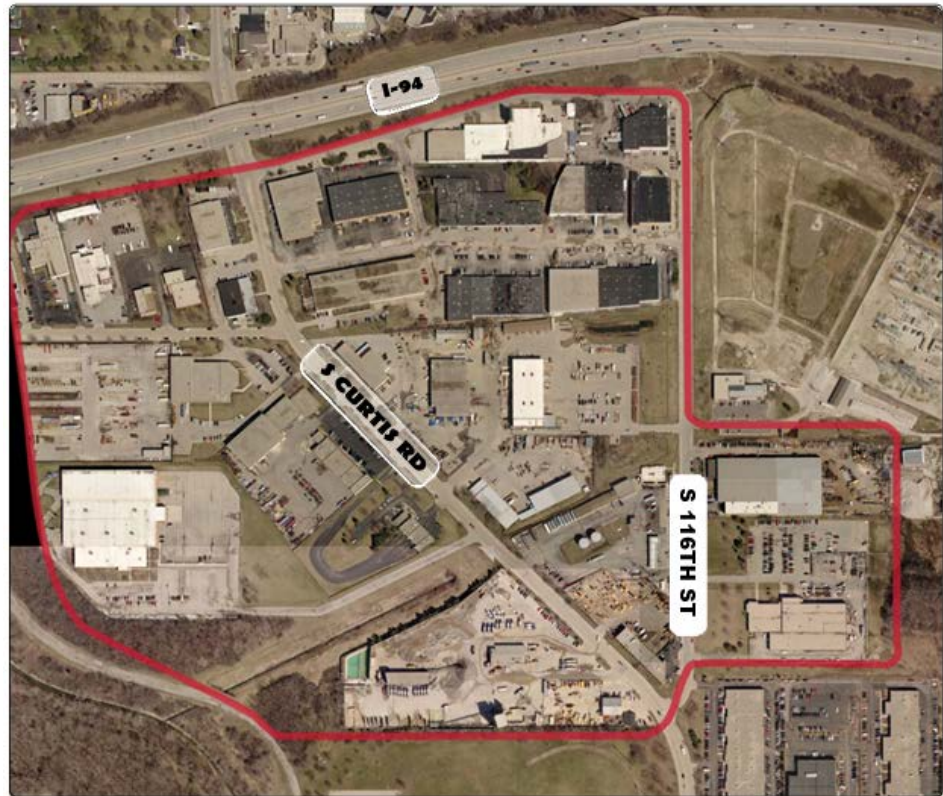
Objective

Utilize landscaping, fencing, and architectural standards to improve the area's appearance. Continue light industrial and office uses, but redevelop the property to reduce the traffic, noise, and dust concerns impacting the neighborhood.

Capitalize on the value of the adjacent park with high density residential. The site use could be housing, office, or mixed-use. Integrate high quality open spaces that link to the adjacent park.

As part of the City's site, landscaping and architectural design review process, Planning and Building Inspections worked with property owners within this area (such as Zignego, Poblocki Paving and Elite Environmental) on improving the appearance of their

Figure 9-5: Area 2, Existing conditions



respective properties as part of the special use process and sit, landscaping and architectural review process. In each case the properties were incrementally improved through site improvements, the addition of landscaping, sound walls so as to reduce noise, dust and odors associated with the existing or expanded operations.

Concept Area 3 – West Schlinger Avenue

Objective

Consolidate smaller properties along West Schlinger Avenue to provide redevelopment opportunities on the north side of the street. Continue to integrate the existing light industrial and multi-family uses east of 92nd Street, while requiring screening and improved streetscaping elements along the right-of-way. Single family, with targeted mixed-use development, should be encouraged west of 92nd Street. As properties are redeveloped, include a sidewalk along the north side of the street.

The 2040 plan recommends that the West Schlinger Avenue area continue to be a mix of commercial and light industrial uses primarily along the north side of the street. The area will continue to be a good incubator for burgeoning small businesses and expansion. The opportunity for Planning and Economic Development

will be to review existing zoning and land use considerations along this stretch to perhaps focus on additional light industrial opportunities.

Concept Area 4 – State Fair Park Greenway

Objective

Work with property owners and the State Fair to implement a streetscaping program that creates a memorable gateway into the City along South 84th Street. Encourage State Fair Park to continue to revitalize the buildings and “green” the parking lots. As buildings are replaced, set buildings back and complete the pedestrian linkage with a sidewalk to eliminate the need for the dirt walking path, and consider relocating the existing crosswalk that is not located at an intersection, to West Washington Street. Along the west side of the State Fair property, extend signature fencing and streetscaping along South 84th Street, north to the City limits, as well as install decorative streetlights, banners, and a gateway feature.

Consider assembling underutilized properties on the west side of South 84th Street, north of West Washington Street to the north city limits, for commercial and multi-family uses.

Figure 9-9: Area 4, pedestrian focus along S. 84th Street.

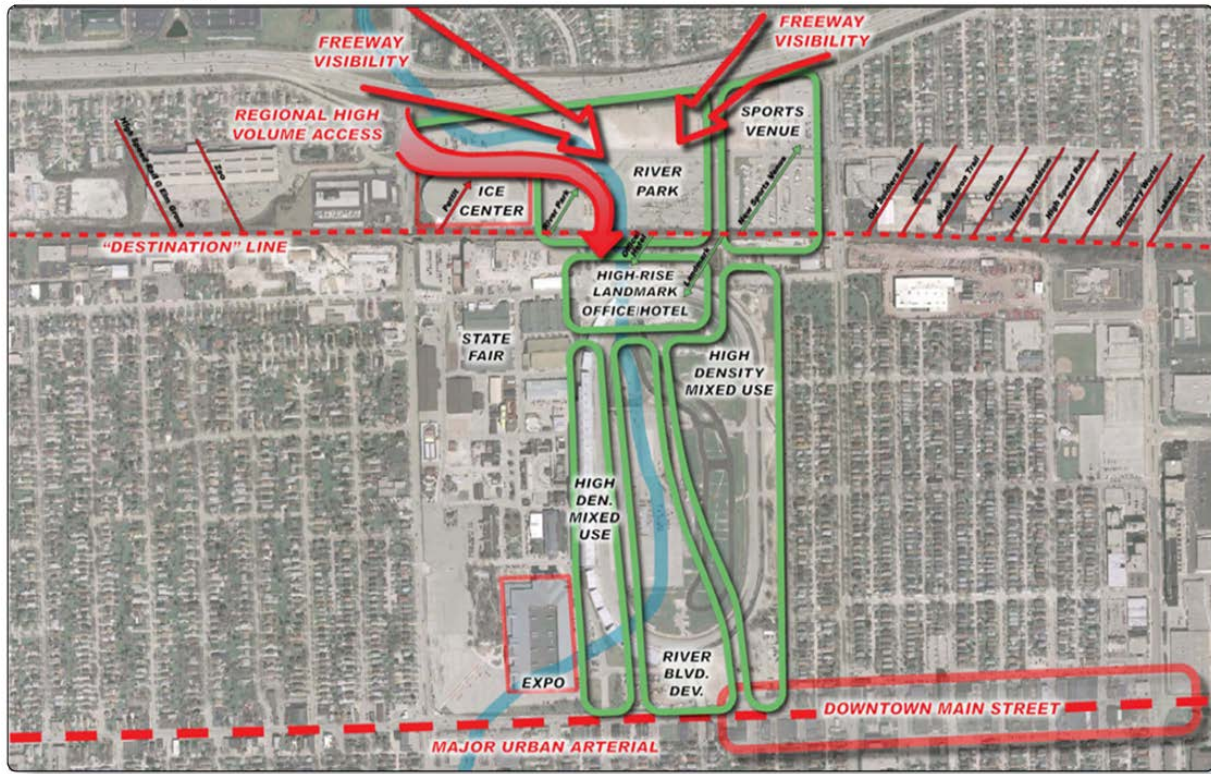


Concept Area 5 – Milwaukee Mile Corridor

The Historic Milwaukee Mile has been a West Allis cultural icon for over 100 years. Should the State Fair Park Board decide to not use the Milwaukee Mile land and abutting areas to the north and south for their current uses, what reuse options should be considered? One of the greatest challenges will be to achieve a delicate balance between the needs of State Fair Park operations and what remaining land could be made available for private redevelopment. As the City prepares the 2040 Comprehensive Plan, it is prudent that West Allis have an alternative plan for the future of this valuable and highly visible land, should auto racing no longer be viable. Just having another land use option, will at a minimum, also give State Fair Park some leverage in negotiations with the racing industry.

This Comprehensive Planning element will also offer a benchmark to evaluate the relative revenue-producing potential of auto racing, as compared to a major private redevelopment initiative.

Figure 9-10: Area 5, opportunities



Objective

Provide a vision for the Milwaukee Mile Corridor that adds significant value over the long-term, complements the State Fair site and uses, and integrates traffic patterns from an expanded I-94 corridor. Proposed development should complement existing City uses and link to the historic downtown main street.

Grand Vision Visible to more than 145,000 vehicles per day, the existing 127.5-acre Milwaukee Mile Corridor (85 acres of which are located within West Allis) represents a very recognizable site on the Interstate near the busiest highway interchange in Wisconsin. Located at the geographic center of the metro-Milwaukee area, this site could be a future transit stop along the rail line that connects downtown Milwaukee and Elk Grove and is surrounded by existing rooftops and neighborhoods. This highly valuable site, which could contain over \$1.2 billion in development value, has the potential to accommodate nearly eight million square feet of future improvements with inviting public open space that could bring life to the area year-round. This redevelopment could attract approximately 70,000 daily auto trips to the area.

Figure 9-12: Area 5, Existing Conditions



Specific Recommendations: Overall Site Vision

A central feature of this new vision is the opening – or daylighting – of Honey Creek, which is currently channeled underground. This site complements the uses and character of the State Fair area, while including major mixed-use developments that are integrated with regional attractions. Easy freeway access and the existing activities of the State Fairgrounds contribute to the redevelopment opportunities. The plan envisions development occurring over 20 to 30 years. The first phase would be the creation of two mixed-use buildings and a public plaza along West Greenfield Avenue, just south of the new riverwalk. Full build out of the proposed plan would provide nearly eight million square feet of development.

The plan recognizes that this ambitious level of development will take decades to achieve. However, there have been many projects in the region that have successfully achieved this type of long-range vision including, Bayshore Town Center, Milwaukee's lakefront, the Historic Third Ward, and the Milwaukee Regional Medical Center.

Specific Recommendations: View 1

West Greenfield Avenue and South 79th Street looking north over the newly opened Honey Creek

The foreground includes two new mixed-use buildings (ground floor retail and residential on the upper floors) surrounding a public green space. The park connects West Greenfield Avenue to the new riverwalk and creates significant views to the north. To the left of Honey Creek are new multi-story buildings, which could be entertainment or retail uses on the ground floor with office or residential uses above (this land lies just east of the current State Fair boundary). Along the horizon, two mid-rise towers serve as architectural landmarks from the freeway and would contain hotel and office uses. All streets are proposed as two-way with parallel parking.

Figure 9-13: Area 5 Proposed Development

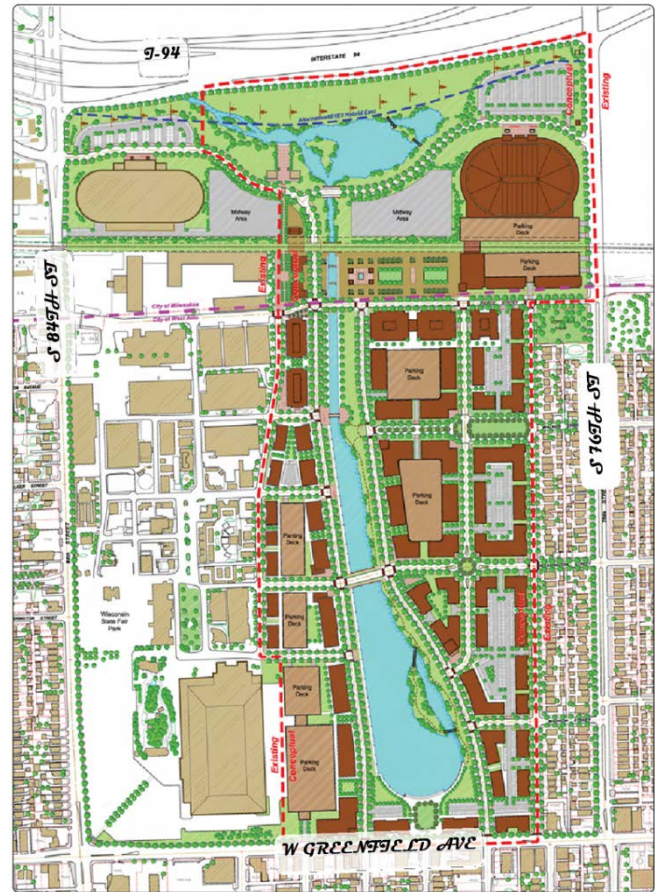




Figure 9-14: View 1 - Existing Conditions



Figure 9-15: View 1

Specific Recommendations: View 2

West Greenfield Avenue park looking north towards the freeway.

The new park, which could be included in the first phase of development, occupies land currently used for parking lots. The plaza's location is a "keystone," connecting the new riverfront development to the west edge of West Allis's historic main street. The plaza would be smaller, and have a more intimate feeling with cafes, off-street parking, and two mixed use buildings (the building on the west is shown here). In the background, the two mid-rise landmark towers would be visible from West Greenfield Avenue and the new plaza.

Figure 9-16: View 2 - Existing Conditions



Figure 9-17: View 2



Specific Recommendations: View 3

West Greenfield Avenue looking north.

The south end of the newly opened Honey Creek includes a riverwalk, an island, bridges, walking and bicycle paths, and opportunities for fishing, urban kayaking, wading, rowing, canoeing, and paddle boats. Along the shoreline “splash and spray” fountains offer an active water experience for children and families. Depending on final design details, wintertime ice-skating may also be feasible. The goal is to provide opportunities for a wide range of water-related activities that add to the destination character of the new development. New residents, businesses, and shoppers also have direct visual and physical access to the water. Buildings along the creek activate the pedestrian realm with retail on the ground floor, and offices and residential uses on the upper floors.

Figure 9-18: View 3 - Existing Conditions



Figure 9-19: View 3



Specific Recommendations: View 4

View of the riverwalk along west side of Honey Creek.

The newly opened Honey Creek becomes a “destination” amenity linking the park space along the freeway to West Greenfield Avenue. This view shows the west edge that includes multiple business and recreation opportunities, ample waterfront recreation areas, and options for entertainment uses. The midrise landmark towers and Freeway Park are visible along the horizon line. Over time, the image of this waterfront area will become linked to the existing downtown shopping district along West Greenfield Avenue. The waterfront street is proposed to be two-way with parallel parking.

Figure 9-20: View 4, Existing Conditions



Figure 9-21: View 4



Specific Recommendations: View 5

View above South 76th Street and West Walker Street looking west toward State Fair

The foreground shows the building footprints of the existing homes on the east side of South 76th Street. The west side would include new town homes or multifamily uses as part of a mixed-use district bordering the new Honey Creek. Parking would be located underground or in interior courts. West of the creek, new entertainment uses, and mixed-use buildings are located along the riverwalk. The existing State Fair buildings are shown in the background with new streets linking State Fair activities to parking and entertainment uses along the waterfront. Depending on how the design of I-94 impacts South 76th Street, a traffic pattern that directs traffic off South 76th Street and into the development may be necessary.

Figure 9-22: View 5 - Existing Conditions

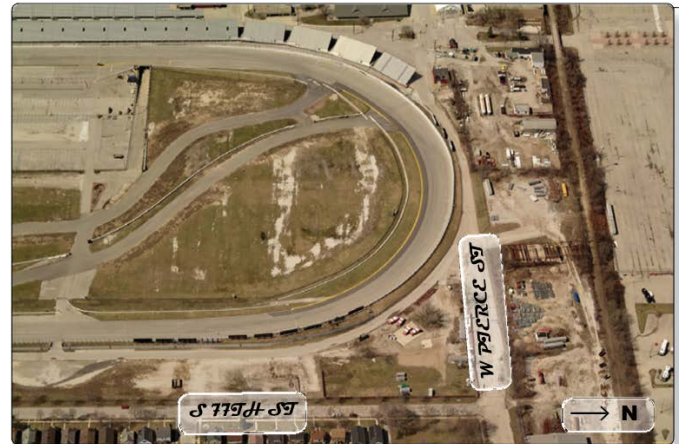


Figure 9-23: View 5



Specific Recommendations: View 6

Above the freeway looking south towards West Greenfield Avenue

The foreground includes a new destination park space, including a significant waterfront feature created by opening Honey Creek. The water feature serves both recreational and passive purposes. The west side of the park (right side of the picture) includes the Pettit Ice Center. The east side might include a destination entertainment venue, with high visibility from the highway. The center part of the development includes new landmark mid-rise buildings (hotels and/or offices) located along the current Hank Aaron State Trail, which could also serve as a potential light-rail connection. The new creek connects to the current State Fair gateway pylons and draws people southward to West Greenfield Avenue and the historic downtown area. New streets link the fairgrounds to new opportunities for parking and activities.

Figure 9-24: View 6



Concept Area 6 – South 76th Street Gateway

Objective

Consider redevelopment options that will increase the value and character of the area and accommodates a long-term option for a Transit Orientated Development transit stop. Establish design standards for redevelopment, parking, and circulation along West Walker Street and integrate portions of East Kopperud Park into the redevelopment. Allow for targeted demolition of underutilized industrial buildings to provide expansion or redevelopment opportunities for institutional uses, while integrating development with the Milwaukee office development to the north. Mass transit should be promoted as an asset for this site and the City.

Concept Area 7 – South 70th Street Gateway

Objective

Coordinate redevelopment strategies for the South 70th Street corridor to promote an office/educational corridor. Strategies should address parking and circulation, mixed-use and commercial development opportunities, and streetscaping elements that unify the district. Where possible, surface parking should be accommodated in parking structures.

The City must continue to work with property owners and the development community to implement these development strategies. Redevelopment of surface parking lots to reinforce the street edge along South 70th Street with retail, office, high density residential and mixed uses.

Recent updates toward the objective include working with a developer, Cobalt Partners, and the neighborhood on the Allis Yards project. The developer has purchased property within the corridor, demolished a former Allis Chalmers office building (East Office building) and plans to develop a new hotel (Home to Suites) and separate office and retail use with structure parking on the east side of South 70th Street. On the west side of South 70 Street, the same developer, has purchased the former West Allis

Figure 9-25: Area 6, Walker Street existing conditions, and Area 7, S. 70th Street Gateway

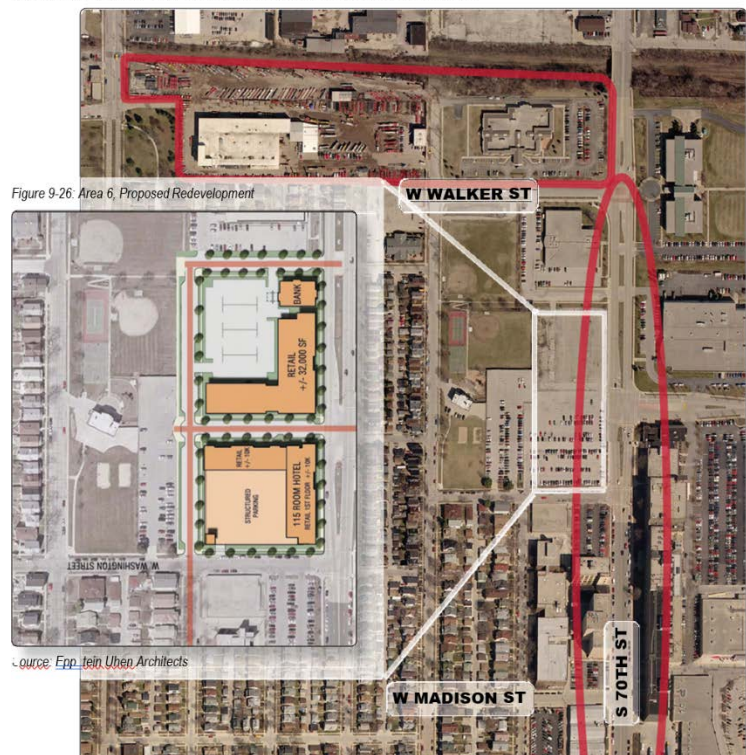


Figure 9-26: Area 6, Proposed Redevelopment



Source: Eppstein Usher Architects



West Milwaukee School District office building and associated surface parking lots, remodeled the 1135-1205 buildings. Within the ground floor of the 1135 building has opened an event venue, The Gage. Several tenants from the demolished east office building have relocated within the renovated office building. The expansion is planned to continue on the west side of South 70 Street and to the north of West Washington Street within a portion of McKinley Park and former school district parking lots. A multi-unit mixed use apartment building(s) could be integrated into a portion of the park and in return improved with new park amenities, landscaping, walkways and gathering space.

Concept Area 8 – South 60th Street Gateway

There is an opportunity to enhance existing office and light industrial development and attract new development opportunities within the area between South 60 Street and South 70 Street. The renovation of a former big box store to a high-end office building (Renaissance) on the west side of South 60 Street and a new medical clinic on the east side of South 60 Street (Whole Health) has help set the stage for what could also include a new street extension of West Washington Street

Objective

Provide a Washington Street east-west vehicular connection through the former Allis-Chalmers area and Wisconsin Department of Transportation storage facility, between South 60th Street and South 70th Street, to improve traffic circulation in the area. Integrate incompatible land uses by revitalizing or redeveloping the industrial buildings within the corridor. Buffer existing residential areas from new development and traffic impacts.

Figure 9-28: Area 8



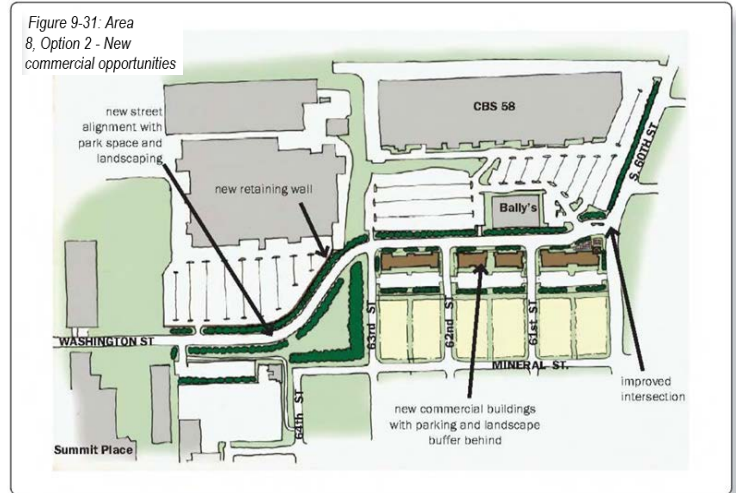
Figure 9-30: Area 8, Option 1 - Additional single-family opportunities



Two options for redevelopment have been prepared. The second option, which was preferred by the Comprehensive Plan Steering Committee and Plan Commission, features new commercial opportunities and matches the proposed future land use classification for the area.

Specific Recommendations

- Address underutilized sites and vacancy. Identify key areas for opportunity engage and communicate with stakeholders, property owners, brokers, neighborhood associations and market the vision.
- Consider additional redevelopment options for the Motor Castings property and properties to the north.
- Coordination with WisDOT on possible extension of West Washington Street to connect South 60th and South 70th Streets.
- As part of the capital improvement process, consider possible extensions to the residential street grid from South 61st, South 62nd, and South 63rd Streets to intersect with Washington Street. Include a landscape buffer as a transition to the residential neighborhood.
- Include either additional housing lots south of the extended portion of Washington Street, or new commercial uses with shared parking behind.
- Improve the intersection of Washington Street with South 60th Street, by including cross access to adjacent commercial uses.
- Revitalize the remainder of the Renaissance Faire (a former Sam's Club) building for a consistent architectural appearance and establish connections to the Hank Aaron State Trail.



Concept Area 9 – South 113th Street

Objective

Change in ownership, creative financing, grants and vision resulted in a dilapidated and contaminated industrial property (Home Juice) being removed and redeveloped into a new office building on the west side of South 113 Street

The area is located within TID 13.



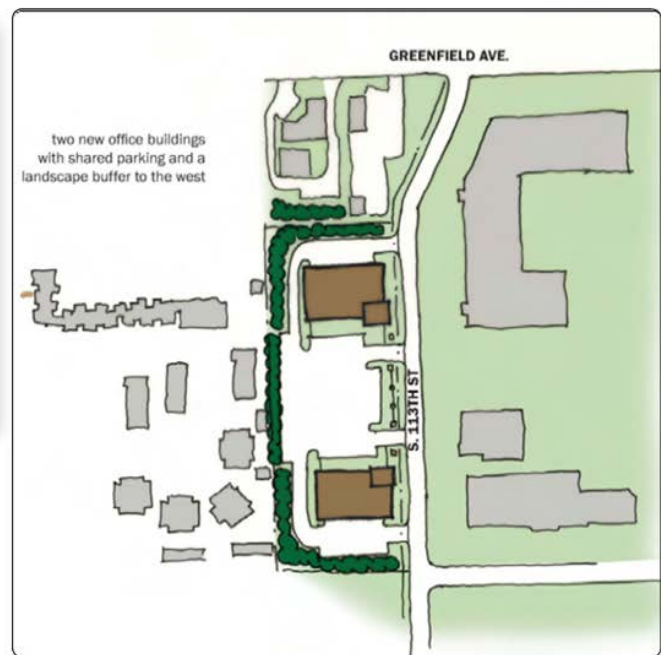
Specific Recommendations

- Continue to explore redevelopment opportunities along this street for possible commercial development that reinforces the street edge and complements nearby office and residential uses.
- Locate parking between the buildings, or along the side and back of a single building.
- Landscape the back of the site to create a buffer to the existing residential properties.

Figure 9-32: Area 9, existing conditions



Figure 9-33: Area 9 Proposed Concept



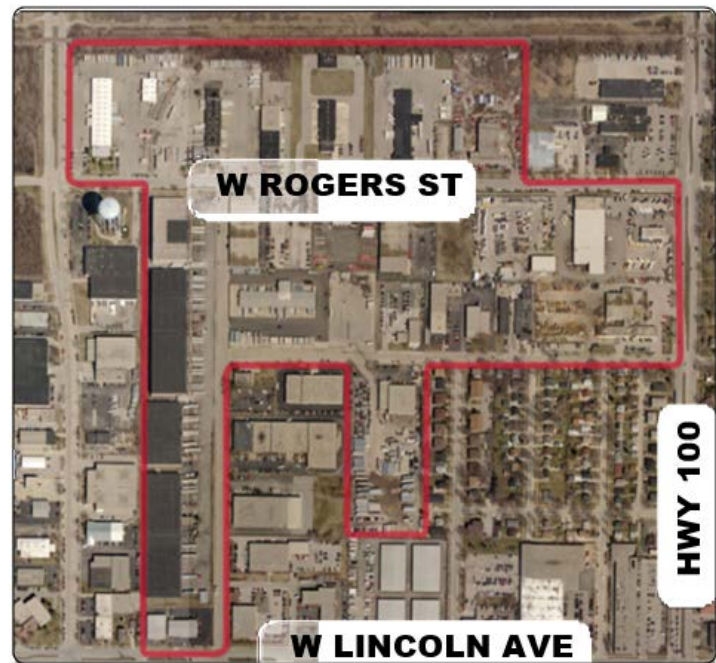
Concept Area 10 – Highway 100 and West Rogers Street Industrial Park

Objective

Improve the character of the business park by redeveloping underutilized properties. Transform truck terminals into light industrial and mixed-use developments by replicating successful revitalization within the area. Redevelop portions of the area to allow for a mix of future uses and planned development to reinforce the street edge along Highway 100.

- Diversify the mix of uses.
- Focus on increasing mobility, not traffic flow.
- Create mixed-use, walkable destinations.
- Give Highway 100 a unique brand and identity. Utilize current architectural standards for building renovations and new building and improve the streetscaping.

Figure 9-35: Area 10



Light industrial (116 and Rogers St)

Concept Area 11 – Highway 100 Corridor (West Greenfield Avenue, South to the Railroad)

Highway 100 has over 100 years of history, and due to evolving market and demographic changes, some areas have become less suited to their original purpose. The corridor also contains a varied mix of land uses including retail, commercial, light industrial, distribution, single-family residential, mobile homes, schools, and parks. Over time, these uses have evolved somewhat haphazardly, as demands on the corridor have changed. There are several areas of incompatible uses and adjacencies that would not typically be found in a more planned major transportation corridor, or adjacent to each other.

Overall, the Corridor consists of two zones, divided by the railroad at the West Allis Cross Town Connector. To the south is a relatively strong auto-centric commercial area with strong retail anchors like Home Depot, Menard's, Target, and several fast-casual national restaurant chains.

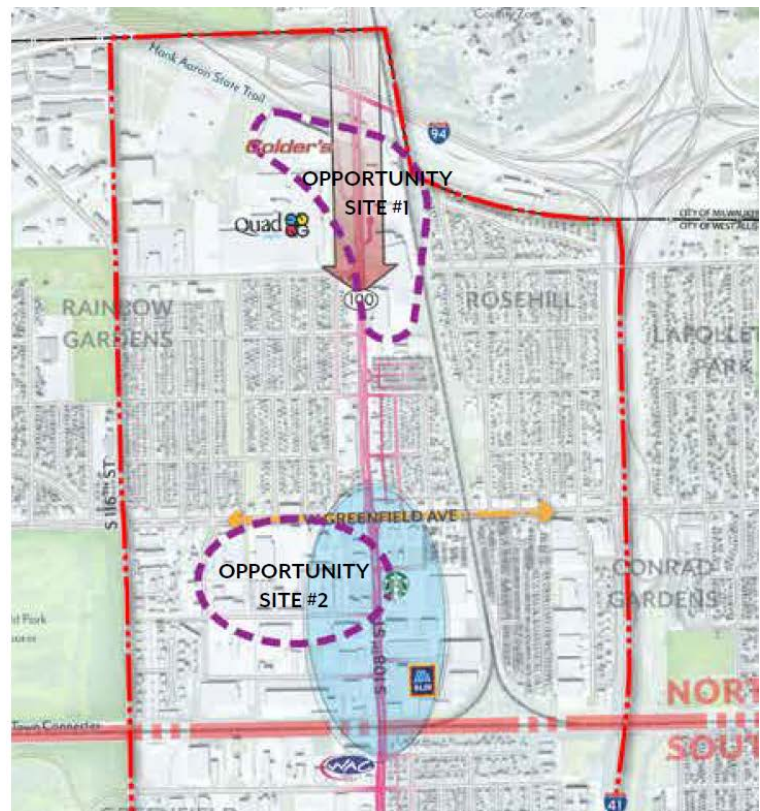
To the north is a second retail center at Greenfield Avenue, more recently plagued by vacancies of its anchor stores like the recently purchased HOBO, Pick 'n Save, and Sam's Club. In addition to the vacancies, much of this area is oriented to light manufacturing, distribution, and storage which are products of the area's industrial past.

Over the past 10 years, various economic factors have resulted in the closing of many North American stores; this has been true on Highway 100 and in the rest of the country. As a result, high performing retail areas in prime locations tend to remain strong, while weaker venues in less optimal areas tend to decline.

To respond to these structural changes in the market, the city will need to promote a broader mix of uses, including new retail venues, entertainment, new types of food and beverage, in addition to non-retail uses like office, residential, and in appropriate locations, flex retail.

To counter this trend, the Plan identifies two Opportunity Sites for redevelopment with the goal of creating a walkable mixed use environment not typically found within the Corridor today. Each site is phased with an initial development sized to the current market demand in the area. Later phases are also shown to illustrate the long term potential of the sites. They are called "Opportunity Sites" because they illustrate and test the development concept of a walkable pedestrian place in an otherwise auto-centric corridor.

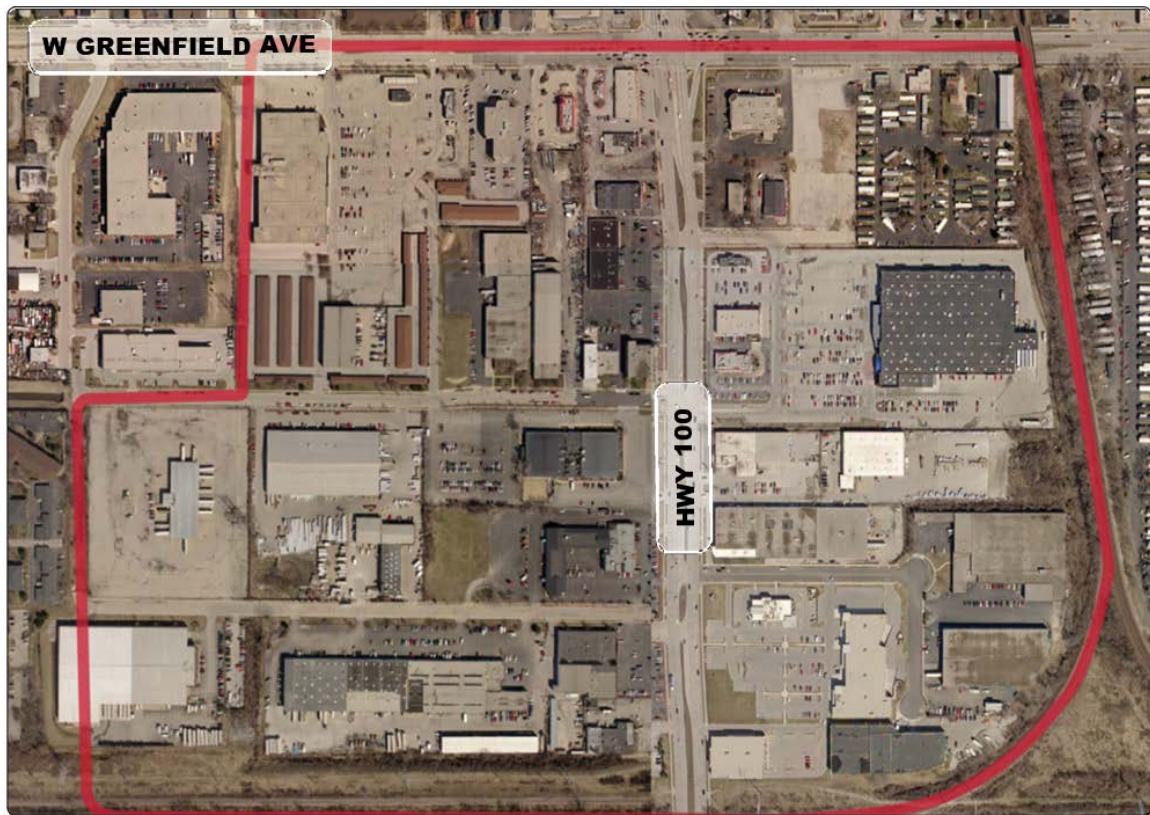
In 2019 the City of West Allis contracted a design firm to develop a long-term vision and re-development strategy for Highway 100. The strategy is grounded in a comprehensive market analysis and provides concrete development and policy recommendations. The following points highlight more specific objectives and recommended action items of the study.



Objectives

- Promote improving mobility without widening Highway 100 and improving parallel traffic routes.
- Connect parking lots and address missing street segments.
- As new sites become available, new streets and blocks should be introduced to create a more complete street grid to reduce the traffic burden on Highway 100 and provide more convenient alternative routes.
- Improving connections to the regional bike and multi-use trail network including the Hank Aaron State Trail as well as reconsidering a pedestrian bridge that connects West Allis Cross Town Connector.

Figure 9-38: Area 11



Recommendations (incorporated from the Highway 100 Study action items):

- Address underutilized sites and vacancy. Identify key areas for opportunity. Engage stakeholders, property owners, brokers, neighborhood associations and market the vision.
- Update the City zoning code and zone/align areas within the corridor with the land use plan. In general, maintaining a Commercial or Mixed Use/Commercial zoning designation along the corridor to achieve the goal of a vibrant mixed use places.
- Create favorable financial drivers to spur re-investment
- Improve Mobility, access, connectivity and bike/ped accommodations
- Branding and Placemaking – incorporate the West Allis brand identify
- Reinforce site, landscaping, and architectural design standards.

Concept Area 12 – South 101st to 103rd Street and West Greenfield Avenue

Objective

Increase the value of the area by preparing the long- term best use of this mixed-use concept area. Uses shall capitalize on the relationship to Greenfield Avenue and STH 45. Mixed-use and commercial uses should be explored, along with select removal of the trees along the highway if commercial uses are located immediately west of the highway in order to give visibility to those businesses. Consider a hotel use at this location.

Work with WisDOT to develop a new street alignment at South 103rd Street and West Greenfield Avenue to improve safety and utilize a signalized intersection as the main access onto West Greenfield Avenue. Maintain a connection to South 101st Street as right in/ right out and consolidate driveway access points along West Greenfield Avenue.

Figure 9-42: Potential realignment of S. 103rd Street



Concept Area 13 – West Greenfield Avenue and South 84th Street

Facilitating development is often complicated and unique. It requires economic analysis, and it involves multiple parties such as investors, lenders, financial consultants and outside legal counsel, all working towards advancing a project. In the case of 84th and Greenfield redevelopment area, the project involved several creative financial strategies and solutions, in order to attract a hotel development (often identified as a top goal within the City's strategic long-range plan).

Redevelopment of the 84th and Greenfield area included a combination of TIF, grants and creative financing. Together, these programs contributed to the development of a \$13 million new Hampton Inn and Suites and 9,000 sq. ft. banquet center.

Project costs associated with this TIF District have totaled approximately \$2.3 million to date. Those funds were used for acquisition and relocation of non-grant eligible properties, environmental clean-up and administration, including legal fees. As usual, the single-family homes were acquired by only voluntary acquisition. The vacant industrial facility was also acquired on a voluntary basis. The only property that was acquired by eminent domain (condemnation) was a dilapidated restaurant that had been vacant and for sale for over seven (7) years.



Objective

With the completion of Element 84, 203 market-rate apartments with 3,000 sq. ft. of commercial space, the objective will be to build upon the progress to date and enhance the character of Greenfield Avenue and South 84th Street corridors. Continued redevelopment of underutilized properties within the area. Redeveloping the area between West Greenfield and south to West National Avenue with high quality mixed-use development.



Figure 9-43: Area 13, looking south from Greenfield Ave



Figure 9-44: Area 13, looking north on S 83rd Street



Figure 9-45: Area 13



Specific Recommendations

- Assemble and consolidate underutilized and blighted properties, along South 83 Street and South 84 Street between West Greenfield Avenue and West National Avenue for high density residential and mixed use development.
- Through the redevelopment process and site, landscaping and architectural planning improve access and connectivity to the Radtke Skatepark on the corner of South 84 Street and West National Avenue



Concept Area 14 – West Hicks Street Corridor

Objective

Increase land values by emphasizing commercial or mixed-uses as this area redevelops. Encourage adaptive reuse of underutilized industrial properties with high quality residential or commercial development. Integrate new development with the scale and proportion of surrounding buildings and neighborhoods.

Figure 9-51: Area 14



Concept Area 15 – Six Points (Paradise Theater) Gateway

Objective

Enhance the gateway as you enter the Six Points area at West Greenfield and West National Avenues. Encourage continued investment in the area with improved shared accessible parking opportunities and building renovations and streetscape improvements. West Allis has lost many architecturally unique buildings in its past. During the past 10 years the City has successfully helped preserve the former Paradise Theater building as a culturally iconic landmark. In addition, the former West Allis State Bank property on the same intersection is an ideal property for an adaptive reuse project.

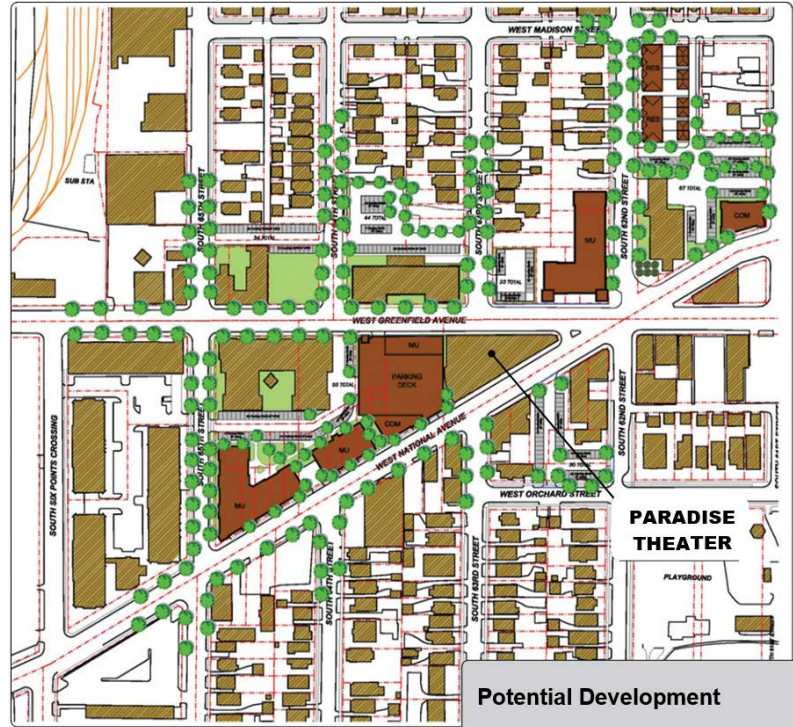


Specific Recommendations

- Preserve the historic character of the Wisconsin State Bank building within the Six Points Intersection.
- Explore the acquisition and clearance of the functionally obsolete properties to the west of the theater for the development of high-density residential uses, commercial, mixed-uses and/ or surface/structured parking.

- Look at strategic demolition or clearance of underperforming properties in disinvestment or disrepair.
- Include structure, underground, or surface off-street parking to address the area's future parking demands.
- Convert underutilized and excess parking areas, at the northeast corner of Six Points and convert to mixed-use.
- Encourage the assembly of properties north of the Paradise Theater for high density condominium and townhome development or commercial reuses.
- Develop additional residential units on vacant lots southeast of South 62nd and West Madison Street, such as owner-occupied condominiums, townhomes, or single-family.

Figure 9-54: Area 15, redevelopment option



Potential Development

New townhomes = 24 units
 Approx. new mixed-use/residential = 115 units
 Approx. new commercial = 49,200 sf
 Approx. new parking = 272 surface, 130 under-building

Concept Area 16 and 17 – South 68th Street and West Mitchell Street

Objective – Area 16

In 2013 the Community Development Authority (CDA) directed the Department of Development staff to prepare a Redevelopment Plan for 68th and Mitchell Redevelopment Area pertaining to the former Milwaukee Ductile Iron facility (closed in 2009), allowing the CDA to prepare undertakings and activities in the project area for the elimination and for the prevention of the development or spread blight.

The redevelopment plan, marketing efforts and creative financing tools were instrumental in securing a developer for the former 7.5 acre foundry property. UHS Universal Health Services began construction in 2020 on a 80,000-sf behavioral health hospital.

During the same time, CDA published a Request for Proposals for the Kearney and Trecker building at 6771 West National Avenue property and selected an interested developer, as the preferred developer of choice. While the COVID-19 pandemic has paused progress, the vision for the Building is to work with the Wisconsin State Preservation Office and the National Park Service to restore the building utilizing historic tax credits and ultimately resulting in the building being listed in the National Register of Historic Places. The building presents a complex set of design, preservation and adaptive use challenges. The restoration would create an architectural jewel that will pay homage to the industrial history of West Allis with the added representation of the City's future vision.

Culinary-tourism and agri-tourism have increasingly become a focal point for stakeholders in the Wisconsin tourism industry, and for good reason. Recently released data shows that the Greater Milwaukee area continues to be the state's largest tourism market and that the associated spending, labor income, and local tax revenue are increasing. As a whole, tourism in the Greater Milwaukee area supported 52,357 full-time jobs.

In addition, the adaptive re-use of this historic building as a home for established food manufacturers and an incubator for entrepreneurs will lead to meaningful job creation. Potential redevelopment of the former Kearney and Trecker building could also result in an investment of up to \$12 million to create commercial and office space with unique event space and up to 100 jobs. The project would utilize federal and state historical tax credits, other local or state grants, and will seek a new market tax credit allocation.

The goal of the project is to leverage the building's proximity to these nearby assets and as a multi-faceted events space, showcase high-quality food businesses within the building. This in turn helps both promote and enhance West Allis's regional draw and reputation as a high-quality food destination. As a part of the "district" of mixed and complimentary food-based businesses in the area, this type of collaboration between the public and private sector can build upon West Allis strengths and create a more cohesive identity.



Specific Recommendations

- Address underutilized Community Development Authority (CDA) sites:
 - Restore the 6771 West National Avenue building in a form and function reflective of its historical legacy. Introduce modern building infrastructure while preserving the historical architectural details. Introduce historical materials from the building as various forms of art (i.e. reuse discarded metal components as components for light fixtures, art pieces, planters, etc.).
 - Activate the building with current (maker) uses that involve a modern interpretation of its industrial past: example, activate the building with food production tenants, an event space, and kitchen incubation space.
 - Build a strong project identity that results in the project being a destination, attracting visitors and businesses to West Allis and serving as an additional catalyst for the immediate area.
 - Plan for the development of shared parking opportunities, mobility and pedestrian connections for a walkable neighborhood.
 - Explore the possibility of a bike and pedestrian trail along the north-south spur track.

Objective – Area 17

Provide family supporting jobs and quality living environments that are compatible with the surrounding neighborhood.

Two redevelopment scenarios were developed for this area. One option detailed Commercial and Housing opportunities, while the other was focused on light industrial reuse. The Comprehensive Plan Steering Committee and Plan Commission preferred the Industrial option, which has been reflected in the City's Future Land Use Map.

Figure 9-55: Areas 16 and 17



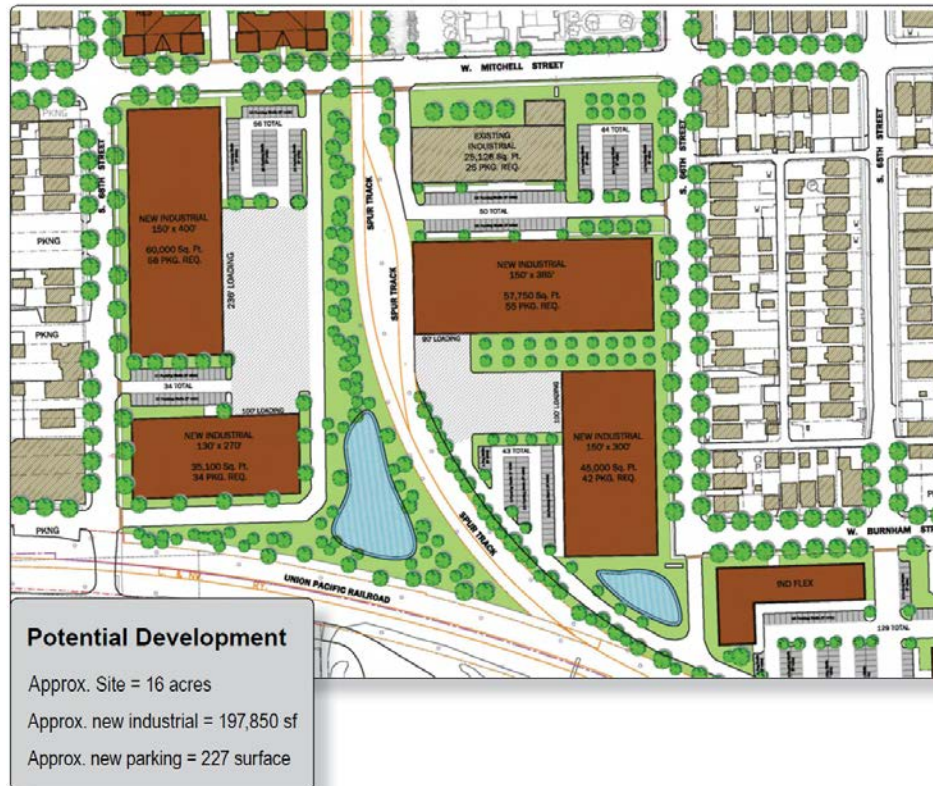
Specific Recommendations: Commercial and housing option

- Explore the possibility of a bike and pedestrian trail along the north-south spur track.
- Redevelop the existing industrial buildings at the southwest corner of South 66th Street and West Mitchell Street by extending the residential neighborhood into this area, should the existing industrial buildings not be deemed a feasible renovation.
- Consider a mix of single-family units and townhomes at the southwest corner of South 66th Street and West Mitchell Street (east of the railroad spur). Extend West Burnham Street to connect at West Mitchell Street.

Specific Recommendations: Industrial Option

- Allow adaptive reuse of the two-story office building as an alternative along the south side of South 66 St and West Mitchell Street, with light industrial or industrial flex space for the balance of the area.
- Develop office or light industrial buildings at the southeast corner of South 66th Street and West Burnham Street.
- Implement light industrial uses as an alternative along the south side of West Mitchell Street, west of the railroad spur (Figure 9-57).

Figure 9-57: Area 17 Concept, Industrial and industrial flex space option



Concept Area 18 – 1960 South 67th Place Industrial Park

Objective

The objective was to capitalize on the railroad access with future light industrial uses for this site. Buffer all development from the surrounding neighborhood to sustain values and maintain the residential character.

Numerous development proposals were reviewed throughout the years for the Juneau Highlands Business Park site, including a 150,000 sq. ft. electric foundry and a 124,000 sq. ft. industrial facility. Those options did not materialize, in part due to general economic conditions, availability of competing parcels in the market place such as Milwaukee's Menomonee Valley, changes in the real estate market as well as adjacent land uses, etc.

In 2016, the City began negotiations with Glenn Rieder, a company specializing in the design and production of architectural millwork, who was looking to construct a new facility within the Milwaukee area. Utilizing cash from the proceeds of deals supported by the City's community development entity called First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), the City was able to provide them with \$2,200,000 to cover gap construction costs and architectural services to help make the development possible. Approximately \$800,000 of additional FIRE funds was also utilized to cover real estate and environmental expenses. And lastly, \$75,000 of CDBG funds will be utilized to improve the unpaved portion of West Burnham Street and construction sidewalks to provide access to the new development.

Figure 9-58: Area 18, existing conditions



Ground was broken for the development in 2017. Glenn Rieder opened in February of 2018 and has received positive reviews of their development. The facility offers a state-of-art production line including digital blueprint system and automated painting and varnishing system. There remains opportunity for expansion of the company.



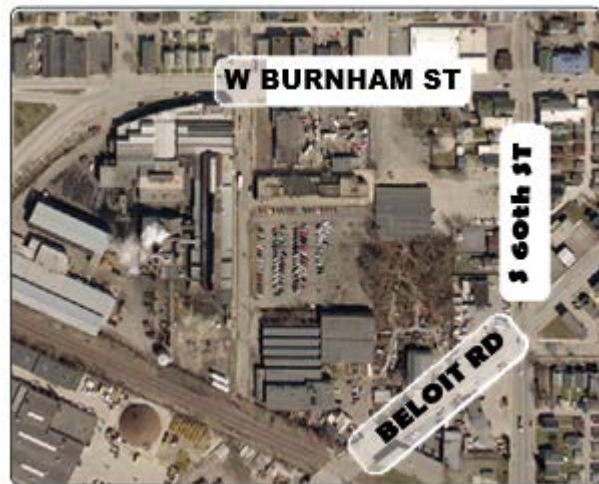
Concept Area 19 – South 60th Street and West Burnham Street/Beloit Road (Burnham Point)

Objective

This area may be referred to as Burnham Pointe Neighborhood. Objectives focus upon improving the character of West Burnham Street, West Beloit Road and South 60th Street through activating underutilized land uses, streetscaping, merchant/neighborhood organizations and facade improvements. The result being a thriving pedestrian orientated small-scale neighborhood commercial area that serves residents while maintaining existing light industrial uses that provide jobs for the community.

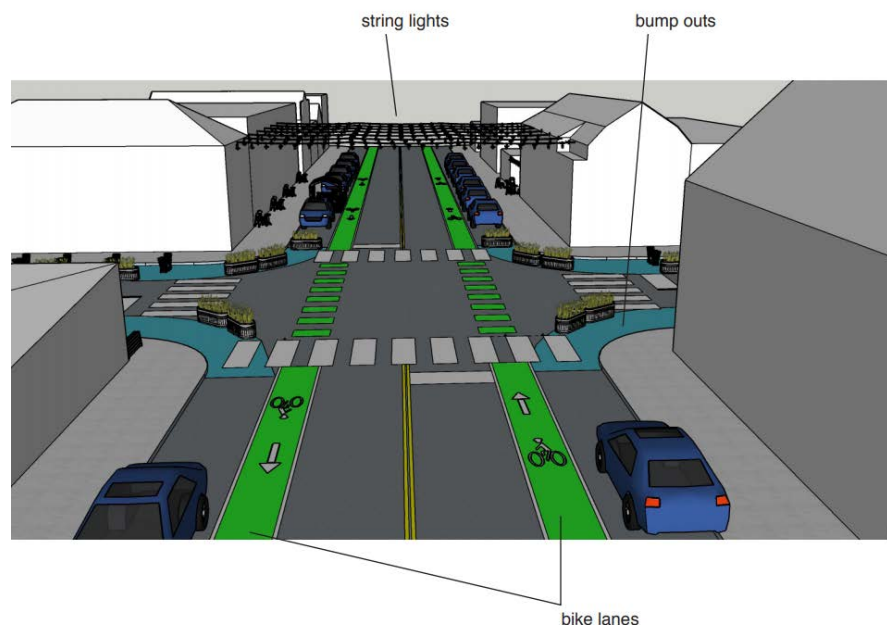
In the fall of 2019 the City partnered with to conduct a Better Block Foundation an urban design non-profit, to initiate revitalization efforts in the City's Burnham Pointe district in the area of south 60th Street and West Burnham Street West Allis' Burnham Pointe area was selected due to its potential as a destination area. With independent businesses, vibrant restaurants, and diverse population, Burnham Pointe is well positioned for residential and economic growth. Primary objectives for this area are to inspire neighbors and businesses to reimagine the public space in this corridor and empower those who reside here with the tools and knowledge to create usable community gathering spaces in the area

Figure 9-62: Area 19



All of the projects implemented for the street festival were temporary and intended to give the community a sample of what creativity and hard work can accomplish. Deliverables included:

- Creating bike lanes to protect cyclists and pedestrians and help slow traffic
- Installing bump outs and bus bulbs to support the safety of transit riders and streamline traffic congestion
- Adding additional outdoor lighting
- Creating a food truck court and kids' play area to invite families to gather and linger in the neighborhood
- Building additional seating
- Placing planters in the area to add color and create green spaces
- Installing cafe seating by popular restaurants
- Inviting food trucks, musicians, and pop-up vendors to join the festival



Specific Recommendations (Updated with Better Block After Action Report)

- Burnham Pointe needs spaces designed for community gathering. Repurpose/improve underutilized City gravel lot for a small park that may include play equipment, greenspace, pedestrian connections, electrical service for possible inclusion of musicians, food vendors or food truck staging.
- Coordinate efforts with City Engineering Department to develop improved streetscaping including bicycle and pedestrian accommodations through the capital improvement process.
- Consider creation of a merchant association to coordinate with the City on programming of the city-owned gravel lot that bring the community together.
- Create an Economic Development incentive program for facade updates and overcoming barriers of updating buildings to code for area businesses. The City should also require that with the facade improvements, there needs to be permeability of ground-floor commercial businesses. Identify the spaces that are creating holes in the intersection's activation and work with property or business owners to find solutions.
- Redevelop or revitalize properties southwest of the intersection of South 60th and West Burnham Street through acquisition or façade improvements. Assemble land for development: Consider acquisition of the duplex to the east of the city owned lot.
- Along West Beloit Road encourage commercial and/or light industrial uses that serve area residents while providing jobs for the community.



BURNHAM POINTE BETTER BLOCK AFTER-ACTION REPORT

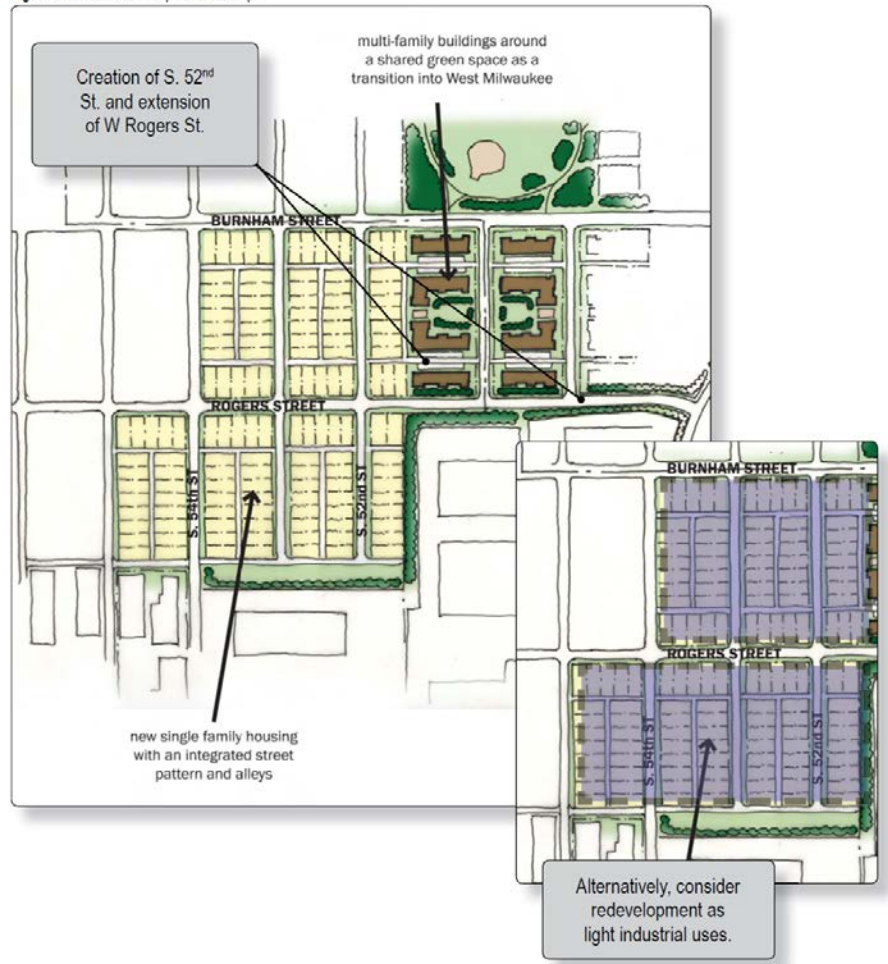
Concept Area 20 – South 54th Street and West Burnham Street

Objective

Increase the value of the neighborhood by redeveloping underutilized parcels with light industrial uses. As an option to light industrial, a single to higher density housing redevelopment could be evaluated along West Burnham Street in proximity to West Milwaukee Park as a transition to West Milwaukee. However, given proximity to the existing waste transfer station and more recent light industrial development both in West Milwaukee and west of the former Teledyne site on South 53 Street light industrial development is likely the best redevelopment option.

The Comprehensive Plan land use map reflects industrial land use as the preferred option.

Figure 9-66: Area 20 Proposed Concept



Specific Recommendations

- Coordinate redevelopment to explore light industrial uses on the former Teledyne site just east of South 53 Street and south of West Burnham Street
- Integrate landscaping and stormwater management best practices to improve the character of the area regardless of the use and use landscaping to transition between varied uses.
- Maintain all street connections through the neighborhood.
- Consider modifying or relocating the waste transfer station to mitigate adverse odor effects.

Concept Area 21 – Honey Creek Redevelopment

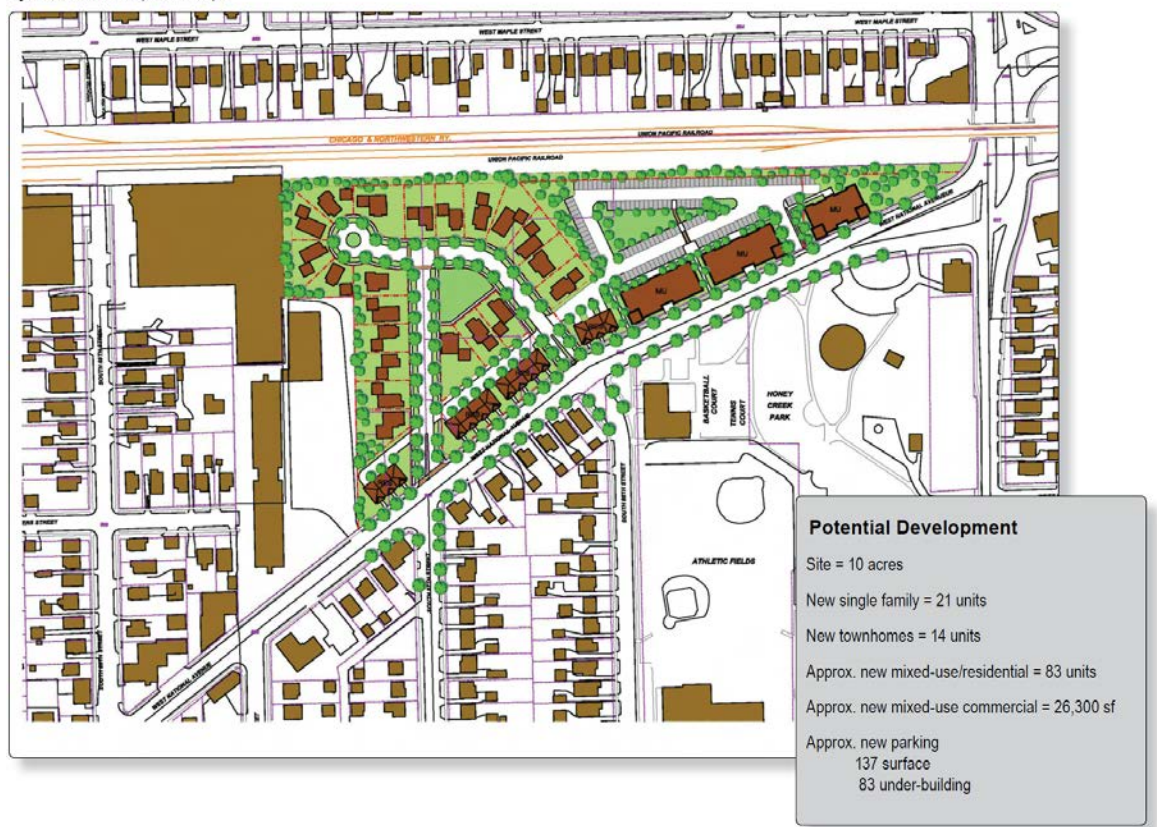
Objective

Identify redevelopment opportunities that improve the character of the area, build on the improvements of the park, and increase land values. Development should be compatible with surrounding uses while creating a signature project along West National Avenue.

Specific Recommendations

- Develop multi-family housing along West National Avenue with single family units on the northern part of the site.
- Allow commercial retail or commercial office uses on the first level of the multi-family buildings with uses that serve area residents.
- Integrate a shared green space with the single-family units.
- Locate shared parking behind the multi-family units with landscaping as a buffer to the single-family units.
- Locate street accesses across from existing streets to the south when possible.

Figure 9-70: Area 21 Proposed Concept



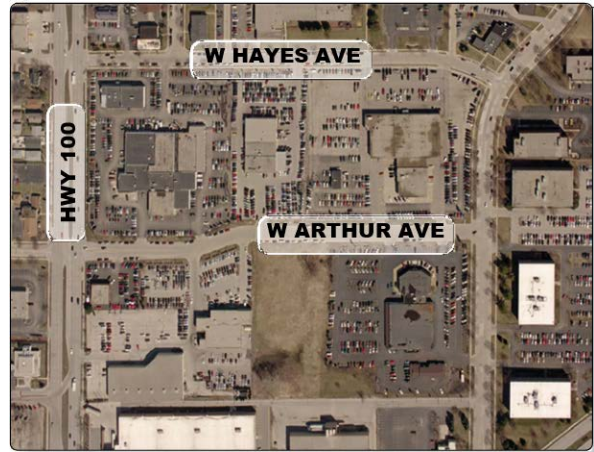
Concept Area 22 – South 106th Street and West Arthur Avenue

Objective

As auto sales have consolidated within an area between West Hayes Avenue and West Arthur Avenue and just east of Highway 100 and west of South 102 Street, consider down zoning changes outside of this boundary to maintain an environment for continued growth of office, medical and hotel and possible destination entertainment development.

When redeveloping the parcels along Highway 100, minimize the number of curb cuts and encourage access from the east/west streets, West Arthur and West Hayes Streets.

Figure 9-71: Area 22



Concept Area 23 – West Allis Memorial Hospital

Objective

Maintain a full-service acute care hospital on the campus, with program/service development and expansion based upon the needs of the population that is served by the facility. Plan for additional space needs for medical services, physician offices, and surface and structured parking. Consider the acquisition of land to supplement what already exists as part of the campus. It is envisioned that the campus would be enlarged to the east along West Lincoln Avenue, up to the WA Central parking lots, and to the west along West Lincoln Avenue to South 92nd Street.

Figure 9-72: Area 23



Development and/or expansion should complement the scale and character of the neighborhood, including building scale and style, parking design and location, landscaping, and streetscape elements along West Lincoln Avenue.

Concept Area 24 – South 76th Street and West Beloit Road

Objective

Improve the intersection with an emphasis on mixed-uses that have a neighborhood character. Include off-street parking, open space features, and improve traffic circulation.

Improved traffic calming techniques should be reviewed for north-bound traffic on South 76th Street.

Work with property owners as they want to redevelop their properties and encourage new developments to maintain a street edge with construction of buildings along property lines.

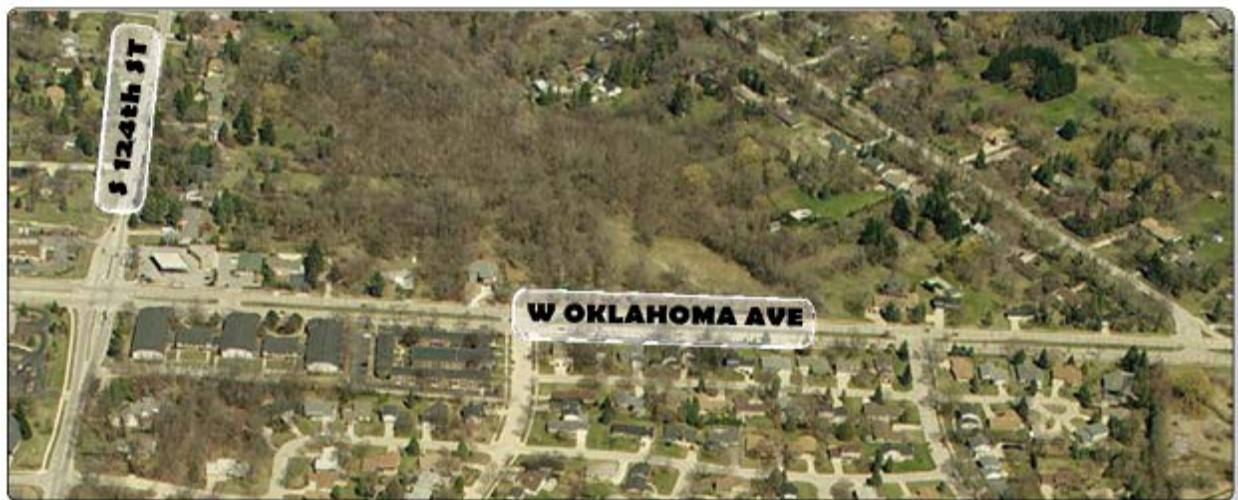


Concept Area 25 – West Oklahoma and 122nd Street and Waukesha Road

Objective

Consider land assembly for new single-family housing opportunities for the southwest area of the city by reconfiguring parcels. Condominiums could also be considered within this area. Integrate small neighborhood park(s) and trails where possible.

Figure 9-74: Area 25



Concept Area 26 – Highway 100 and Oklahoma (former Hub Chrysler)

Objective

Part of this site has been redeveloped to provide an internal street connection and pedestrian walkways to improve the safety and efficiency of traffic in the area. However, there is a 5.5-acre portion of the site that remains undeveloped. Past development proposals for this remaining part have included public self-storage and vehicle dealer storage lots which are neither permitted nor part of the future vision for the Highway 100 corridor.

Consider down zoning the parcel to a lower commercial district (like C-3, Community Commercial), and work with the current ownership on potential commercial, office, medical or multi-family and mixed use redevelop options for the remaining piece of land. Include pedestrian connections, landscaping elements, and shared parking areas to serve all property owners.

Figure 9-75: Area 26



Concept Area 27 – South 116th Street and West Morgan Avenue

Objective

This vacant 14-acre parcel of land is currently used as the City's Public Works leaf and brush storage site. Consider relocating the storage yard to another location and consolidating with the City of Greenfield's leaf/brush site.

This parcel provides a unique opportunity to develop a residential neighborhood while adding tax value to the City. Develop the underutilized parcel as residential, with higher density condominium units adjacent to South 116th Street and single-family units for the remainder of the property.

Figure 9-76: Area 27



A minimum of 7,000 square foot lots should be considered for the single-family units and sidewalks integrated throughout the development to provide a traditional neighborhood feeling. Include a shared open space feature that serves the residents in the area, a trail that links to the Oak Leaf trail, and alternative stormwater management techniques.

Figure 9-77. Area 27 Proposed Concept



Chapter 10: Land Use

Land use planning efforts in the City of West Allis seek to outline the ideal form of the built environment and determine what types of activities and densities should be allowed. This chapter, along with the chapter on redevelopment opportunities, will serve as a primary tool for guiding future growth and development in the City.

The land use element is based on standards which reflect the desires of community residents, committee members and elected officials, and proven principles in community development, environmental preservation, and cultural renewal.

Several factors of growth are explored in this element, including social, economic, and physical factors. Social factors include those which provide or maintain community character such as gathering places or civic identity. Economic factors include job creation and retention, municipal expenses and revenue, and land value. Physical factors include the actual development of the land (how it appears and feels, what types of development are permitted, and where development is located) and natural characteristics such as soil and water quality, sensitive environmental features, and habitat areas.



Land use recommendations can be successfully implemented when looking at all three areas of growth. Diverse and healthy communities achieve a balance of these growth types to provide a quality environment for its residents. Together these factors influence current residents, business owners, and the community's marketability to new residents and businesses.

The land use element holds particular significance in comprehensive planning due to Wisconsin's comprehensive planning law. The law requires that the administration of zoning, subdivision, and official mapping ordinances be consistent with the comprehensive plan. The land uses identified in this element shall govern the zoning decisions made by the City for the duration of the plan.

GOALS & OBJECTIVES

West Allis includes a rich mix of uses that should be preserved and enhanced through preservation, redevelopment, and the implementation of sustainable practices.

Goal: Encourage continuation and future development of compatible land uses within our urban community.

Objective 1: Encourage Compatible Infill Projects. Encourage complementary design of all infill development.

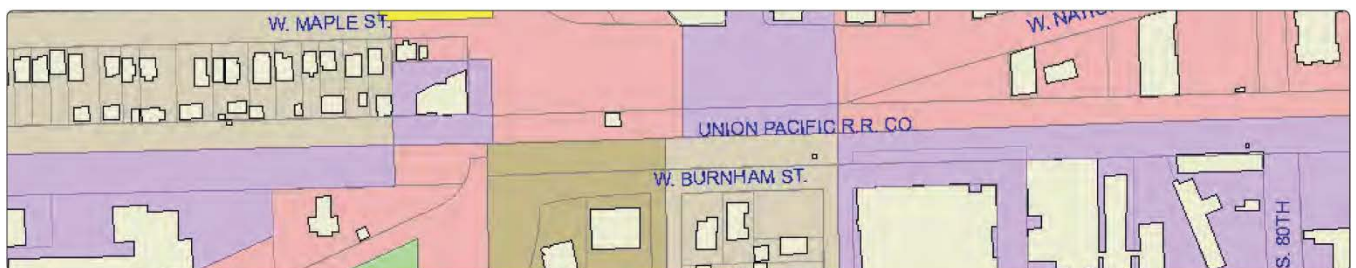
- **Recommendation 1.1:** Recommend all housing rehabilitation and new construction projects to be compatible with the historic character of the neighborhood.
- **Recommendation 1.2:** Encourage mixed density and dwelling types as a means of diversifying the housing stock.
- **Recommendation 1.3:** Encourage compatible scales of development when locating commercial next to housing.
- **Recommendation 1.4:** Develop design guidelines for residential neighborhoods based on the period of construction and architectural style.
- **Recommendation 1.5:** Explore opportunities for parcel consolidation to allow for greater flexibility to meet market demand.

Objective 2: Support a Mix of Uses in the Community. Continue to support the presence of a strong mix of uses.

- **Recommendation 2.1:** Redevelop underutilized parcels throughout the City to integrate commercial uses with public amenities.
- **Recommendation 2.2:** Continue to consider market demand for commercial, industrial and housing uses when planning future development projects.

Objective 3: Preserve Existing Residential Character. Preserve existing single family and multi-family housing character within residential neighborhoods and corridors unless poor maintenance requires demolition.

- **Recommendation 3.1:** Utilize the City's historic preservation and architectural review tools to help preserve the character of existing residential neighborhoods.

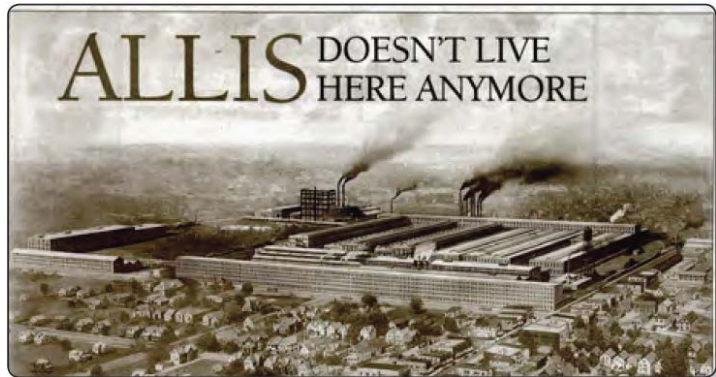


Objective 4: Support Sustainable Redevelopment Projects. Incorporate sustainable building and stormwater techniques into redevelopment projects.

- **Recommendation 4.1:** Identify sites where stormwater best management practices, including rain barrels, rain gardens, bioswales, porous pavement, recessed parking islands, and native plantings can be implemented.
- **Recommendation 4.2:** Encourage sustainable building practices for redevelopment throughout the City.
- **Recommendation 4.3:** Consider the adoption of a Green Building Code, which might include aspects of water conservation, graywater reuse, energy production and pedestrian-oriented amenities, to promote sustainable development.

Objective 5: Establish Appropriate Buffers and Transitions. Create appropriate buffers and transitions between uses.

- **Recommendation 5.1:** Implement the City's Zoning Ordinance site and landscaping requirements.
- **Recommendation 5.2:** Encourage appropriate transitions in building scale and character from commercial corridors to residential neighborhoods.
- **Recommendation 5.3:** Direct traffic to the major street system to prevent traffic from over-utilizing residential streets.
- **Recommendation 5.4:** Provide adequate off-street parking and loading facilities that are screened from public view.



Objective 6: Reinforce Public Spaces with Redevelopment Opportunities. Redevelop underutilized sites to provide out lot opportunities that reinforce the public space of the corridor.

- **Recommendation 6.1:** Include public open spaces and landscape features to divide large parking lots and serve as transitional spaces.

Objective 7: Ensure Adequate Circulation throughout the City. Ensure adequate and accessible circulation and parking to and within future development projects.

- **Recommendation 7.1:** Encourage shared parking between merchants where feasible.
- **Recommendation 7.2:** Consolidate curb-cuts, where possible, to provide a safe and efficient traffic system.
- **Recommendation 7.3:** Locate new buildings along the right-of-way with parking behind or between buildings, as parcels redevelop.
- **Recommendation 7.4:** Provide linkages between employment centers and nearby housing to allow residents to walk and bike between uses.

- **Recommendation 7.5:** Create wayfinding elements and establish bicycle and pedestrian linkages between housing areas, schools, and nearby parks.

Objective 8: Support Collaborative Downtown Improvement Efforts. Continue to foster the development of West Greenfield Avenue as a main street destination.

- **Recommendation 8.1:** Implement streetscape improvement projects which uniquely identify the downtown.
- **Recommendation 8.2:** Support the Main Street program and the Downtown West Allis Business Improvement District.
- **Recommendation 8.3:** Continue to work with property owners on façade improvements through façade grant and loan programs.
- **Recommendation 8.4:** Create visible linkages, such as wayfinding signage, between downtown storefronts and parking lots.



Objective 9: Promote transit-oriented development. Support high-density mixed- use development in corridors and districts that have potential to utilize mass transit.

- **Recommendation 9.1:** Support the existence of mass transit within the metro Milwaukee area.
- **Recommendation 9.2:** Review the City’s Zoning Ordinance for compatible land use and zoning to ensure that high density is permitted along a potential mass transit corridor.

Objective 10: Land Use Implementation. Use this plan as a basis for reviewing development applications and as the foundation for re-writing the City’s Zoning Ordinance.

- **Recommendation 10.1:** Re-evaluate the City’s Zoning Ordinance and Site, Landscaping and Architectural Review Guidelines.

SUSTAINABLE APPROACHES

Sustainable practices and techniques should be used in all neighborhoods and districts to reduce negative environmental impacts, reduce private and public costs, and improve the ecological and economic stability of the city. Land use decisions should consider how sustainable techniques can be integrated into building development, building rehabilitation, site development, open space preservation, infrastructure upgrades, and transportation linkages.

The City should encourage the inclusion of “green” building standards, such as Leadership in Energy and Environmental Design (LEED), Energy Star, and similar energy-saving practices, into the Zoning Code, developer agreements, and other regulatory programs.

Natural Landscape and Environmental Features

Natural areas should be preserved and protected to create value for the area and provide linkages between natural features. When possible, utilize green infrastructure to connect open spaces, natural features, and park areas to provide an interconnected system of natural areas. Some of the linkages can provide pedestrian and bicycle routes as alternative modes of transportation.

Figure 10-1. Example of Bioswales for Water Filtration.



Site Planning and Development

Sustainable strategies and techniques should be incorporated to break up large, paved areas, provide amenities for residents and visitors, and reduce the amount of runoff in existing and future development. On-street parking and shared parking areas should be encouraged to reduce the number of paved surfaces. Reuse existing structures when possible or develop new buildings with sustainable materials and energy efficient building systems. Technical examples may include:

- Increasing the quantity of landscaping required within parking lots and incorporating techniques such as bioswale islands with curb cuts to allow water infiltration or clustering landscaping to ensure survival and increase infiltration capabilities. Figure 10-1 illustrates the concept of bioswale island in parking design.
- Identifying opportunities for shared parking and encouraging clustered development, as a means of improving traffic flow through reduced curb cuts, limiting short vehicular trips between businesses, and decreasing the number of impervious surfaces.

Sustainable Infrastructure

There are several infrastructure-based programs and upgrades that could have a significant impact on the economic, ecological, and social health of the community. Utility, water and sewer, and transportation systems are part of the underlying infrastructure upon which communities are built. Identifying ways to improve the efficiency of these systems is critical to ensuring more sustainable practices in the future. Potential opportunities for the City of West Allis include:

Figure 10-2. Example of Solar Photovoltaic Panels.



- Exploring opportunities for passive energy production with We Energies. Potential programs could include:
 - Solar photovoltaic (PV) partnerships with government, business owners, or residential property owners (Figure 10-2 provides an example of solar PV panels)
 - Expanding wind turbine programs within productive wind zones, including large scale turbines and smaller residential turbines (often referred to as “urban turbines”)
- Assessing water usage within the community and identifying opportunities for reducing the reliance on the municipal water system. For example, implement a rain barrel program, provide an option for non-potable water to be used for irrigation needs, or implement and educate others about xeriscaping - landscaping that utilizes native/adapted plants and requires little to no irrigation.

- Identify opportunities to educate commercial, industrial, institutional, and residential users about on-site water-saving practices, including the provision of resources and demonstration projects. The City can demonstrate the effectiveness of waterless and/or water- efficient features by installing fixtures in municipal bathroom or kitchen facilities.
- Consider new types of transportation infrastructure, including the type of material used on roadways (Figure 10-3) and the design of new or reconstructed roads. Potential efficiencies could be gained through minimizing stormwater runoff impacts, as well as ensuring roads can accommodate a variety of transportation methods beyond vehicles (bicyclists, pedestrians, and/or neighborhood electric vehicles).

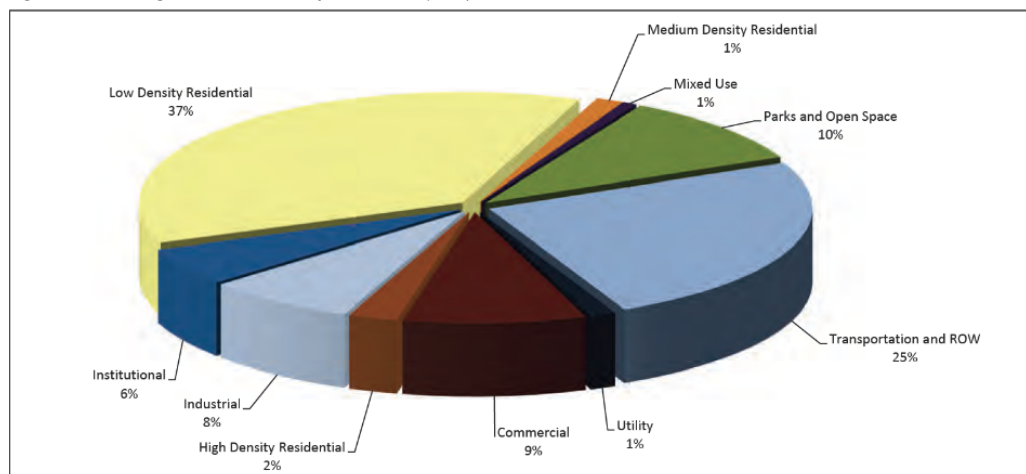
Figure 10-3. Example of Porous Pavement



While the outlined approach to sustainability is diverse, it does provide the City with a variety of ways to improve its infrastructure through the public and private sectors, as well as in the short and long-term.

EXISTING LAND USE

Figure 10-4. Existing Land Uses in the City of West Allis (2009)



Figures 10-4 and 10-5 illustrates the existing land uses found in the City of West Allis as of 2009. The City is characterized by a high quantity of residential properties, with supporting uses scattered throughout the community. Housing - including low density, medium density, and high density - accounts for 40% of land in the city. Commercial uses are located primarily along I-894 / Highway 100 and in the northeastern portion of West Allis. These uses comprise approximately 9% of the land, while institutional lands comprise about 6%.

Parks and open space lands comprise approximately 10%, with transportation (including streets and right-of-ways) and utility uses amounting to about 25%. Lands identified as mixed use totaled at about 1%. The City is fortunate to have a significant industrial base, with 8% of the City land uses being for industrial or manufacturing uses.

Figure 10-5.

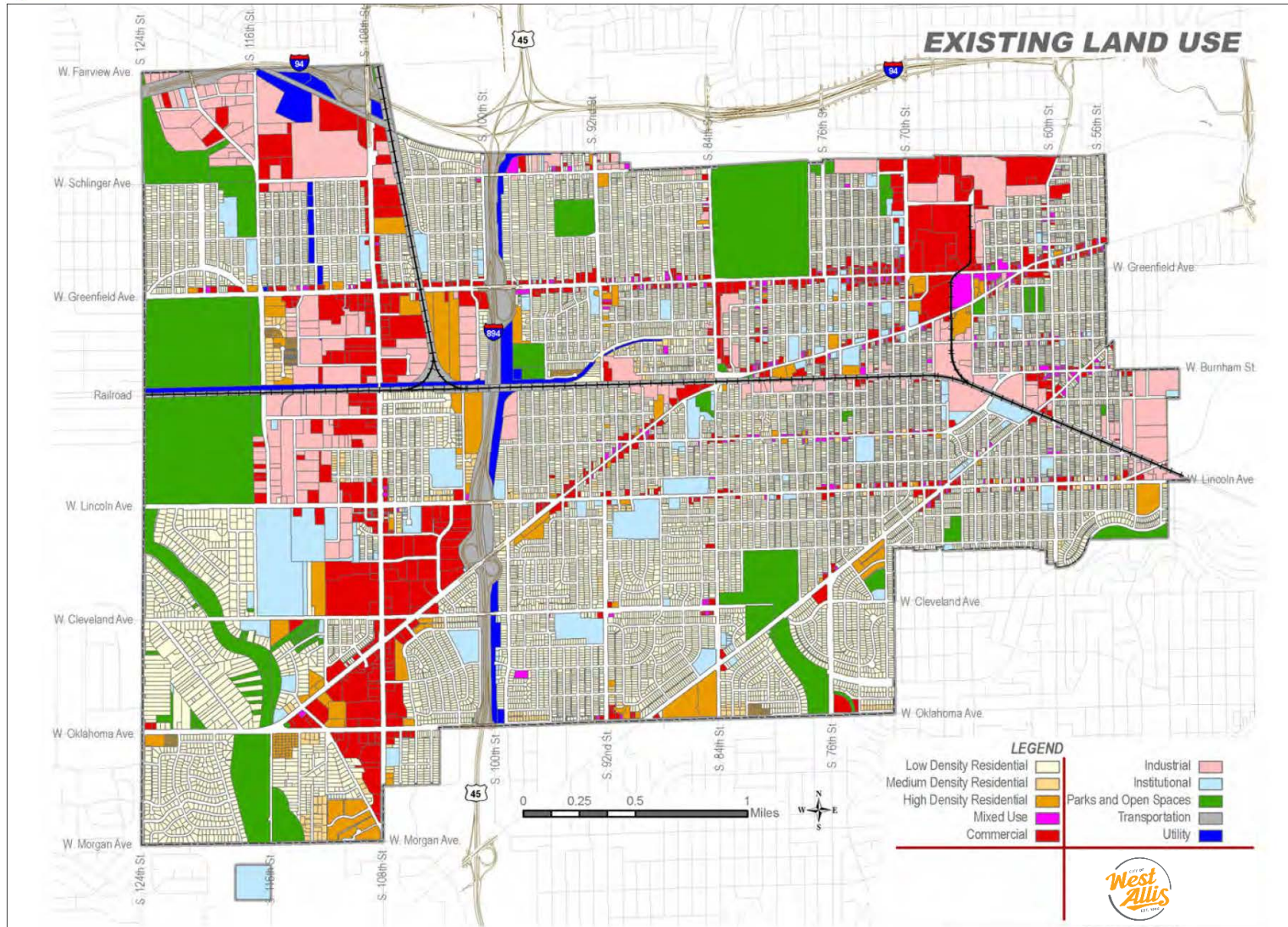
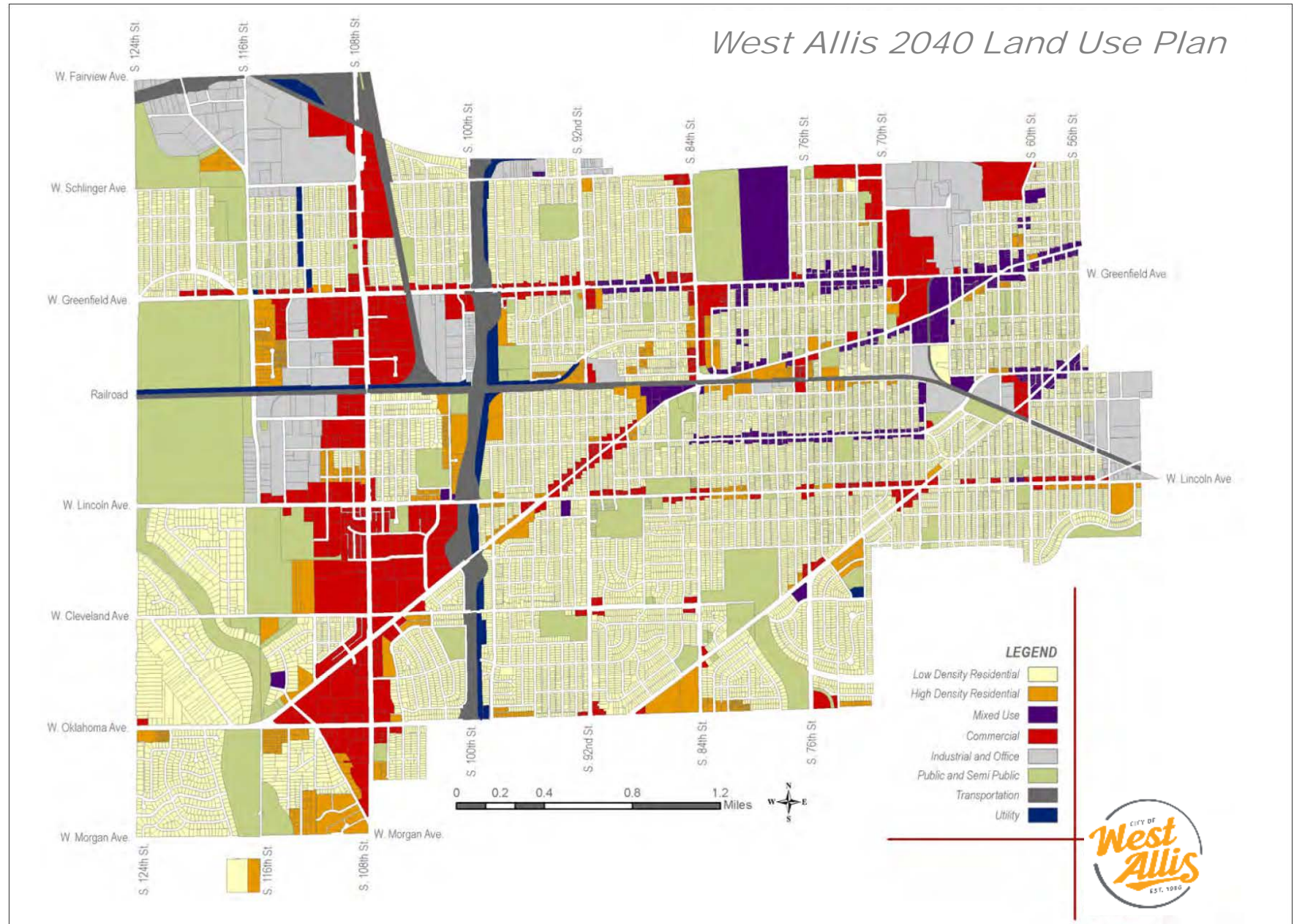


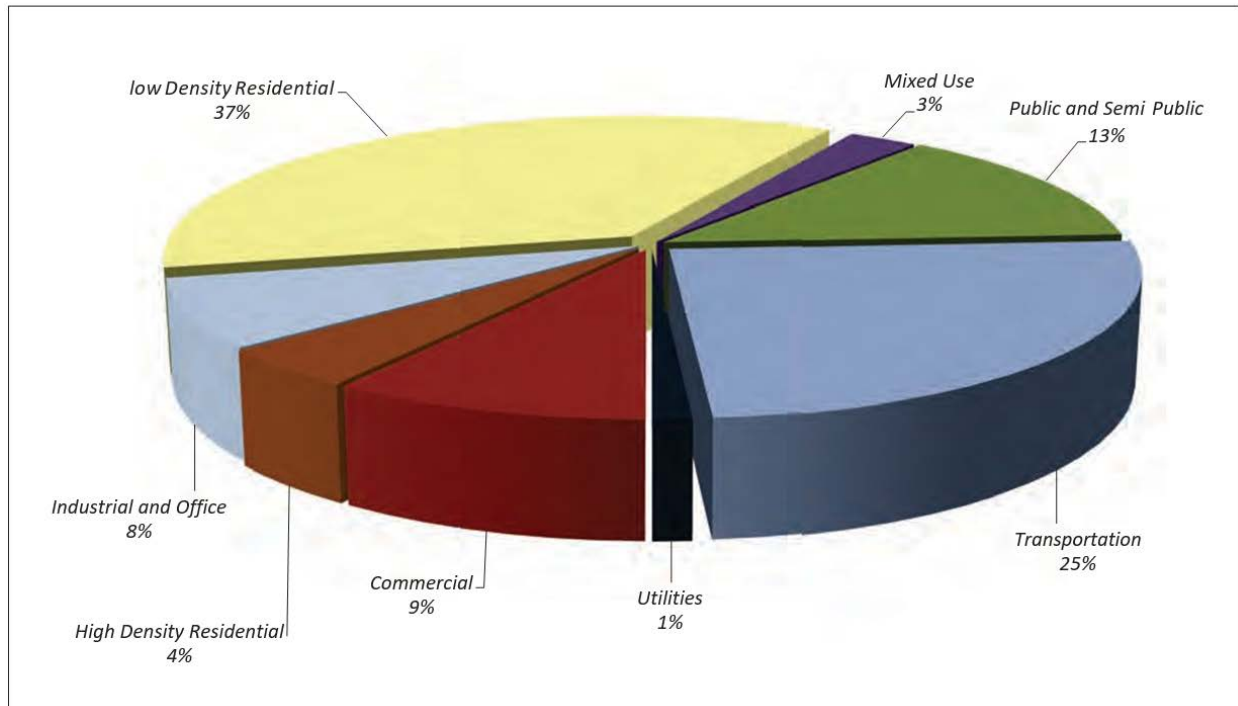
Figure 10-6.



LAND USE PLAN: 2040

The 2040 Land Use Plan replaces the 2030 land use plan. Over the past 10 years minor updates have been made in coordination with rezoning efforts. Figure 10-6 illustrates the 2040 Land Use Plan map, while Figure 10-7 shows future land uses by percentage. The modifications seek to enhance the City's existing mix of uses by shifting the designation of some industrial and institutional lands to commercial, high and low density residential, and mixed-use. The following sections provide general descriptions for each of the proposed categories.

Figure 10-7. Land Use Category Percentages



Commercial

Commercial uses dominate many of the major transportation corridors in the City. Redevelopment efforts have been implemented and continue to take form throughout this land use category. Commercial uses are planned to remain the same in the City at 9% of overall land uses (including a small increase from 667.4 acres to 688.1 acres).

High Density Residential

The high-density residential land use category is one of two residential land use categories included in the land use plan (the other being low density residential). In addition, the mixed-use land use category seeks to provide opportunities for integrated housing units. Properties identified as high-density residential on the land use plan comprise a small percentage of the total land use acreage. These properties can be found in pockets throughout the City where multi-family developments and high-density single-family units can be accommodated. Several pockets of existing condominium and multifamily developments are located throughout the City.

Areas identified as high-density residential uses reflect a general density of 15 to 20 units per acre. The percentage of high density residential proposed in the 2040 land use plan represents 3% of overall land uses, compared to 2% of total existing land uses. This increase represents a shift from 179.2 acres to 324.1 acres, due to new housing projects that have been developed and conversion of underutilized industrial and institutional sites to housing.

Industrial and Office

The City's industrial and office areas have a significant impact on the location of future development and expansion opportunities. Industrial uses follow major transportation routes, including rail corridors, which brings employees and clientele to these uses while limiting traffic from entering residential areas. These major transportation routes provide access to area jobs and employment centers, both for area residents and the region.

Areas identified as industrial and office are planned to remain in comparison with existing land uses.

Low-Density Residential

The low-density residential land use is the predominant land use in West Allis and consists mostly of existing housing units varying in architectural style and age. Older low-density residential areas are found in the eastern portion of the City where traditional urban neighborhoods developed earlier in the City's history.

Most housing units in West Allis exist in the low-density residential land use designation. Areas identified as low density residential reflect a general density of nine (9) dwelling units per acre.

The percentage of low density residential proposed in the 2040 land use plan remains the same as existing land uses (37%) but includes a small decrease from 2,688.3 acres to 2,666.5 acres due to the conversion of a few areas from low density housing to high density housing. Opportunities exist for infill single-family housing throughout this land use category.

Mixed-Use

Although the mixed-use category was not identified in the City's 2010 future land use map, it is considered a valuable existing land use in the community. Thus, the mixed-use category is included in the 2040 land use plan. Mixed-use is defined as a combination of residential, commercial office, and / or commercial retail either combined within a building (e.g., retail on the first floor with housing on the upper levels) or existing together on a development site.

The percentage of mixed-use proposed in the 2040 land use plan offers an increase from 1% of existing land uses to 3% of proposed total land uses, representing an increase from 49.8 acres to 201.4 acres. This is due primarily to the conceptual development on the Milwaukee Mile site, as well as development in the Six Points area and Allis Yards Area.

Public and Semi Public

West Allis is fortunate to have parks and open space features which contribute to the natural character of the community. The City's parks, most of which are part of the Milwaukee County Parks System, are a highly valuable resource that should be protected and enhanced where possible. Open spaces include neighborhood parks, recreational areas, and environmental corridors. All these uses contribute to the value and quality of the community.

Additionally, the public and semipublic land use category includes institutional uses, i.e., schools, churches, and government facilities. Thus, two existing land use types are included in this category: institutional and parks and open space. When comparing these existing land uses to the public and semipublic land use category, the acreages are expected to decrease from 1,158.2 acres to 969.0 acres.

Transportation

Although most of the City's transportation network is already in place, roadway improvements will continue throughout the life of this Plan. Coordination between transportation planning and land use planning will persist as a key effort. New roadway improvements should be made in conjunction with redevelopment.

Transportation uses are not planned to increase or decrease in acreage. Existing transportation uses, identified on the map as the railroad and I-894 corridor, comprise approximately 265.0 acres, which is expected to remain in the 2040 land use plan (approximately 259.7 acres). Local streets and right-of-ways are also included in the transportation "use" and consists of approximately 1,554.69 acres. Collectively, transportation uses include 25% of the land (1,814.41 total acres) within the City.

Utility

The utility land use category serves as the designation for two key areas: 1) land adjacent to the rail corridor; and 2) lands along the east side of I-894. The utility designation should continue to foster the appropriate regulations for utility lines and related infrastructure.

Utility land uses are not planned to increase or decrease in acreage through 2040. Existing utility uses comprise approximately 94.8 acres, which is expected to remain in the 2040 land use plan (approximately 85.2 acres).

SPECIAL CONSIDERATIONS

Property Rights

The comprehensive planning process respects private property rights by increasing opportunities for public participation, clarifying the scope of land use entitlements for property owners, holding local officials to a higher degree of accountability for plan content, and by allowing planning decisions to be made by the community. Input received at public meetings has been reviewed and incorporated into the land use plan.

Road Improvements

Transportation and land use decisions should be made tangentially. Road expansions and projected traffic counts impact the types of land uses that are appropriate for both new development and redevelopment. The scale and density of land use also impact the need for new roads or expanded capacity. Thus, planning for transportation and land use should occur simultaneously. Complete streets should be considered as part of the Capital Improvement process.

Land Use Conflicts and the 'Consistency' Requirement

According to the State's comprehensive planning legislation, a local government that engages in the following actions must ensure actions are consistent with its comprehensive plan.

- Official mapping established or amended under s. 62.23 (6).
- Local subdivision regulation under s. 236.45 or 236.46.
- County zoning ordinances enacted or amended under s. 59.69.
- City or village zoning ordinances enacted or amended under s. 62.23 (7).
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

Land use plans are dynamic and can constantly change. It is reasonable to accept the idea that a land use plan with conflicting content may be amended.

Limitations for Future Development

Existing development patterns and natural conditions are often the two (2) most limiting factors for future development. Compatibility between uses is critical for the sustained value of existing property values. Natural conditions, such as soil conditions, protected environmental features, or woodlands, may limit development due to City regulations or state permitting requirements. Figure 7-2 in Chapter 7: Parks, Open Space, Natural and Cultural Resources is an integral component to the City's land use plan. Figure 7-2 is provided for informational purposes only; however, it should be utilized in coordination with the land use plan when reviewing and approving changes in zoning, planned unit developments, conditional uses, land divisions, land stewardship plans, road alignments and circulation improvements, and related development matters.

Typical of first-tier inner-ring suburbs, the City of West Allis has more substantial growth limitations other than natural conditions. West Allis is unique, in that it is a landlocked community; fully developed; and faces the challenges of containing Brownfield sites, dilapidated properties, contaminated foundry sand, and geotechnical impediments that are scattered throughout the City. These obstacles are the City's true limitation regarding future development, and they regularly challenge city staff and local officials on future development strategies.

Chapter 11: Intergovernmental Cooperation

INTERGOVERNMENTAL COOPERATION

The Wisconsin Department of Administration describes intergovernmental cooperation as “any arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve issues of mutual interest.” Issues that are largely regional in scope, such as transportation, economic development, and community services, rely on the support of multiple jurisdictions for their success. The realities of today’s lifestyle, in which people readily cross municipal borders in their daily routines, evidence an increasing need for intergovernmental cooperation. As West Allis plans for the future, intergovernmental cooperation will likely be a vital component to its success.

This chapter describes and analyzes existing relationships between the City of West Allis and other governmental entities, including neighboring municipalities, overlapping jurisdictions, Federal and State agencies, and other relevant authorities. This chapter also details current agreements or areas of future concerns and provides recommendations for new or continued collaboration.

GOALS AND OBJECTIVES

Goal: Build and maintain mutually beneficial relationships and open communications with intergovernmental jurisdictions and authorities that provide cost-effective, orderly services and compatible development within West Allis and the region.

Objective 1: Support coordination with the WAWM School District. Continue to work with the West Allis-West Milwaukee School District on the future needs of facilities and services within the community.

Objective 2: Maintain communication with adjacent communities. Maintain continuous communication and comprehensive planning participation with surrounding municipalities.

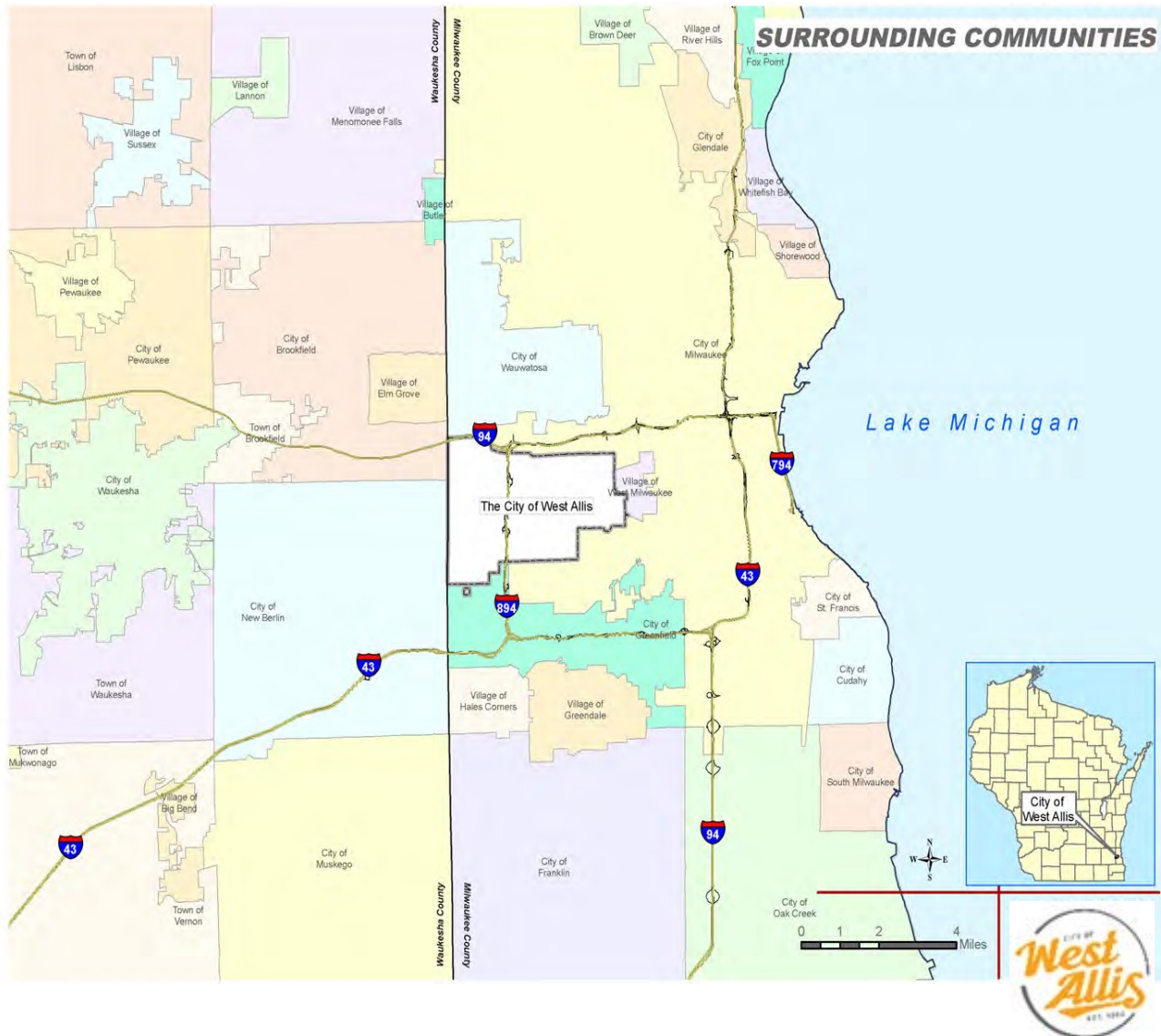
Objective 3: Coordinate with other entities to support Smart Growth. Work with neighboring municipalities, overlapping jurisdictions and regional entities on the development of plans and policies that support Smart Growth development within West Allis and the region.

CURRENT RELATIONSHIPS AND RECOMMENDATIONS

Shared Municipal Boundaries

West Allis is the most populous inner-ring suburb within the Milwaukee metropolitan area. In Milwaukee County, the City of West Allis shares municipal borders with the Cities of Greenfield, Milwaukee, and Wauwatosa, as well as the Village of West Milwaukee. West Allis also maintains a border with the Cities of Brookfield and New Berlin, which are in Waukesha County.

Milwaukee Metro Area Map



City of Milwaukee

West Allis maintains two (2) separate borders with the City of Milwaukee, one on its northern edge and the other along portions of West Oklahoma Avenue on the south. The City of Milwaukee has created neighborhood area plans to guide its future development, and two of these plans, the West Side Area Plan and the Southwest Area Plan, border West Allis. Both plans were adopted in December 2009.

Milwaukee's West Side Area Plan calls for neighborhoods with strengthened identities where persons can "age in place." The plan calls for encouragement of more owner-occupancy in single-family developments, as well as rehabilitation and reinvestment in its general housing stock. Key recommendations focus on supporting mixed-use neighborhoods with local businesses that provide balance to commercial corridors, and traffic calming improvements that promote multi-modal transportation options. No major land use changes have been proposed on West Allis' border.

The Southwest Area Plan recommends implementing projects that increase sustainability and encourage mixed-use neighborhoods. The plan recommends continued aesthetic and infrastructural improvements to major districts and corridors within the area through increased landscaping, and pedestrian and bicycle improvements.

The City of Milwaukee also has an overarching Citywide Policy Plan that acknowledges the requirements of Wisconsin's Smart Growth Legislation. As the center of the metropolitan region, the Milwaukee's Policy Plan will have implications for West Allis, in particular regards to Economic Development, Transportation and Housing.

Recommendations

- **Recommendation 1.1:** The City of West Allis should work with the City of Milwaukee to encourage property maintenance and commercial improvements along West Oklahoma Avenue and the remainder of its southeastern border.
- **Recommendation 1.2:** The City of West Allis should work with the City of Milwaukee to encourage transportation, commercial and neighborhood improvements in Milwaukee south of I-94 and north of West Allis' border, as this area serves as a gateway into West Allis for many interstate commuters.
- **Recommendation 1.3:** The City of West Allis should maintain awareness of the planning efforts in the City of Milwaukee, review drafts and provide comments regarding policy recommendations; to strengthen economic conditions and quality-of-life measures in the metro region through compatible urban redevelopment.

City of Greenfield

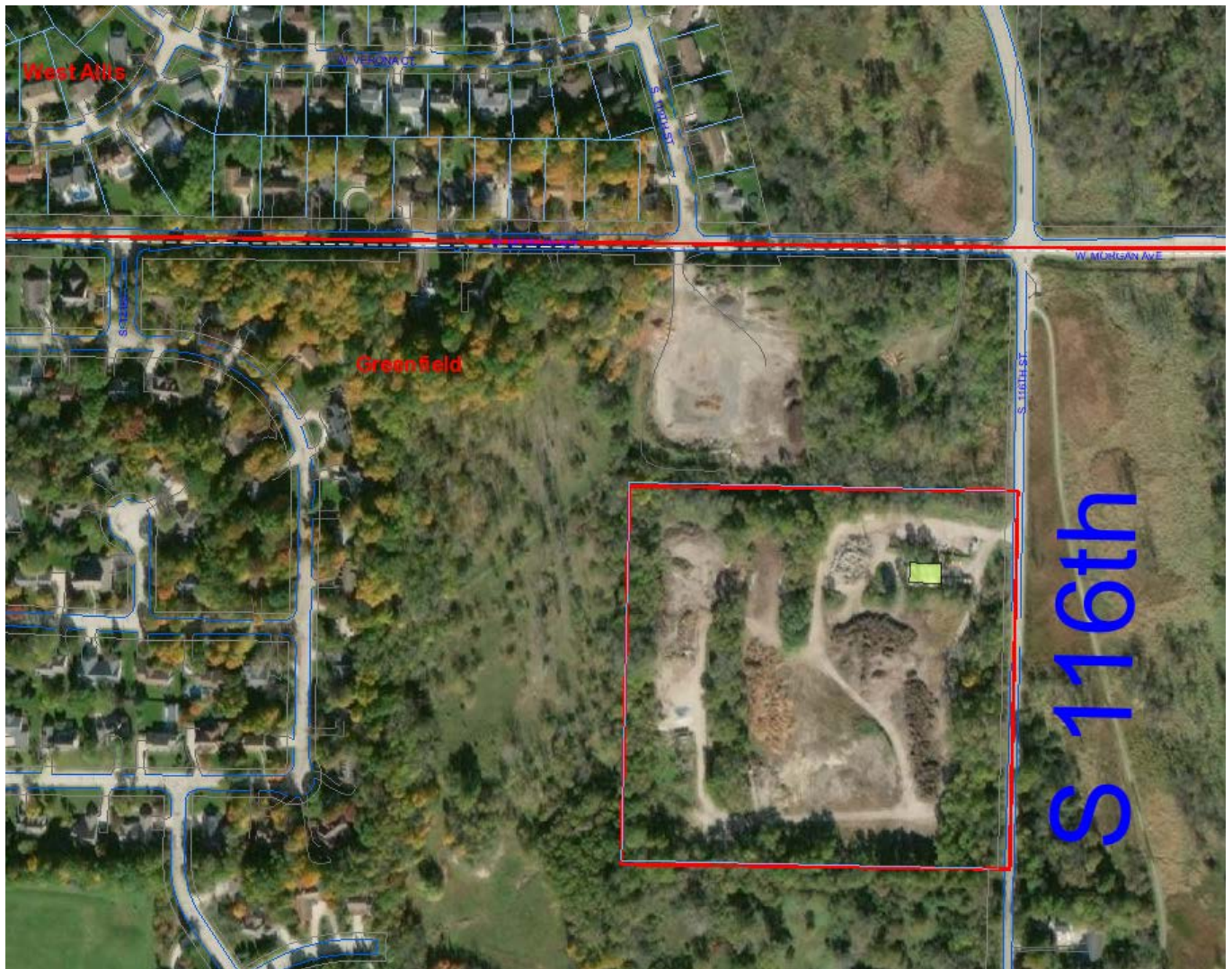
The City of Greenfield is located along West Allis' southern border from South 124 Street to South 100 Street. Greenfield adopted its Comprehensive Plan in November 2008 and more recently made an update in 2020. In relation to the City of West Allis, Greenfield's future land use plan calls for continued residential uses along West Morgan Avenue and commercial uses along Highway 100 abutting the City of West Allis.

An area of currently vacant land surrounding the City of West Allis' Morgan Avenue Yard along South 116 Street is identified as being maintained and acquired for future conversion to a new mixed residential use neighborhood.

The City of Greenfield's Comprehensive plan offers the following recommendation: *"the City (of Greenfield) continue to work with the City of West Allis to relocate the compost operation and acquire these lands. A master plan should be prepared for this entire site. The area surrounding West Allis is appropriate for a mix of residential uses. Because the area currently lies outside Greenfield's jurisdiction, these lands are shown as vacant on the Future Land Use Map. However, the City will continue to work with West Allis to develop a specific plan for these lands and to identify compatible future land uses for the property."*

Recommendations

- **Recommendation 2.1:** The City of West Allis should continue to work with the City of Greenfield to ensure compatible development, with particular attention to the area including West Allis' Morgan Avenue Yard.
- **Recommendation 2.2:** The City of West Allis should work with the City of Greenfield to assure that transportation corridors, such as Highway 100 and north-south bike routes, transition between municipalities in accordance with desired standards.



City of Wauwatosa

The City of Wauwatosa is located along West Allis' northern border from South 124 Street to Highway 100. The transportation and utility corridor along I-94 largely defines this border, with a predominance of industrial and commercial uses on both sides. There is also some single-family development adjacent to the border, on Wauwatosa's side. Wauwatosa's current Comprehensive Plan was adopted in December 2008, and its future land use map does not project any significant changes along West Allis' border.

Recommendation

- **Recommendation 3.1:** The City of West Allis should continue to work with the City of Wauwatosa to assure compatible development, transportation infrastructure and economic development issues associated with their shared borders, with particular attention to the Highway 100 corridor.

City of New Berlin

The City of New Berlin is located along West Allis' western border on South 124 Street from West Greenfield Ave to West Morgan Avenue. New Berlin adopted its Comprehensive Plan in 2009 and updated in 2016 to address code updates and basic housekeeping items. The plan indicates that no adjustments to land use are projected to occur along New Berlin's border with West Allis, which will maintain predominantly residential uses and park space (New Berlin Hills Golf Course). New Berlin's plan includes a recommendation to seek opportunities to improve "gateway corridors" between the two communities.

Recommendation

- **Recommendation 4.1:** The City of West Allis should work with the City of New Berlin on creating compatible development and improved gateway corridors between the two communities.

City of New Brookfield

The City of Brookfield abuts the City of West Allis along its northwestern border along South 124 Street north of West Greenfield Avenue. Brookfield completed its 2035 Comprehensive Plan in 2009, which includes projected land uses. This plan indicates that no changes are expected in land use along West Allis' border, which is predominantly developed as single-family housing and described as medium density housing.

Recommendation

- **Recommendation 5.1:** The City of West Allis should seek collaboration with Brookfield, New Berlin, and the State of Wisconsin for any future transportation improvements to West Greenfield Avenue.

Village of West Milwaukee

The City of West Allis shares its eastern border with the Village of West Milwaukee. As part of the Comprehensive Planning process, southern areas of this shared border with West Milwaukee have been identified for redevelopment and improvements. The area encompassing South 54 Street and West Burnham Street is currently occupied with underutilized and aging industrial infrastructure that will need to be investigated for redevelopment.

The City of West Allis and the Village of West Milwaukee share several community services, including a common Health Department Chamber of Commerce and school district. The two municipalities also share Information Technology services.

Recommendations

- **Recommendation 6.1:** The City of West Allis should work with the Village of West Milwaukee to ensure that mutually beneficial and compatible development is planned along its borders.
- **Recommendation 6.2:** Key transportation and gateway corridors with West Milwaukee, such as West National and West Greenfield Avenues, should be looked at for improvements.
- **Recommendation 6.3:** West Allis should continue to evaluate its service relationships with West Milwaukee and look for ways to improve its efficiency and quality.

OVERLAPPING JURISDICTIONS AND OTHER ENTITIES

Beyond municipal relationships, West Allis also has intergovernmental interaction with the State of Wisconsin, Wisconsin State Fair Park, Milwaukee County, Milwaukee County Transit System (MCTS), West Allis–West Milwaukee School District, and Milwaukee Area Technical College (MATC). In addition, West Allis lies within the boundaries of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and the Milwaukee Metropolitan Sewerage District's (MMSD) authority. The following text provides a summary of how West Allis interacts with these and other entities, as well as any known areas of interest in relation to this 2040 Comprehensive Plan.

State of Wisconsin

The City of West Allis must work with and be continually aware of State legislation and policies. The City works regularly with various state departments and agencies, including the Department of Natural Resources, Department of Transportation, and State Fair Park on matters where the State has reserved authority on local matters. State agencies, including the Departments of Administration and Commerce provide a source of funding opportunities for the development and implementation of local plans. Revenue sharing is also administered by the State, and local shares have decreased while local issues and problems remain in need of funding.

Recommendations

- **Recommendation 7.1:** West Allis should continue to be aware of State legislation and work with State agencies to implement local actions.
- **Recommendation 7.2:** West Allis should work with the State to ensure that adequate funding, through revenue sharing and other programs, is allocated to first-ring industrial cities.

Wisconsin Department of Transportation (WisDOT)

The Wisconsin Department of Transportation (WisDOT) oversees the Interstate Highway System that runs through the region and bisects West Allis. WisDOT also manages Highway 100 and parts of West Greenfield Avenue (west of I-894). West Allis has well established transportation infrastructure that serves as an

important link to commuters throughout the metropolitan region and urban core. This infrastructure is aging and needs to be properly maintained for a healthy region.

Recommendations

- **Recommendation 8.1:** The City of West Allis should continue to work with WisDOT to ensure that state-controlled transportation projects complement local goals and objectives, with particular attention to the Zoo Interchange.

Wisconsin Department of Natural Resources (WDNR)

The Wisconsin Department of Natural Resources (WDNR) is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. The WDNR implements state and federal laws that protect the natural resources of the state and coordinates many disciplines and programs to ensure a clean environment.

In an urban environment like West Allis, the WDNR operates programs aimed at environmental cleanup and management. The WDNR oversees the state's Remediation and Redevelopment program, which aids in the investigation, clean up and redevelopment of contaminated properties.

Recommendations

- **Recommendation 9.1:** West Allis should continue to work with the WDNR to attain funding and assistance for the management and redevelopment of contaminated sites throughout the City.
- **Recommendation 9.2:** The City should ensure that the policies of the WDNR do not prohibit urban redevelopment and promote sprawl.

Wisconsin State Fair Park

Wisconsin State Fair Park is an agency of the State of Wisconsin. A Board of Directors, comprised of 13 individuals representing various communities, industries, and members of the State legislature, oversees the staff and operations at the Fair Park. A Chairperson appointed by the Governor of Wisconsin leads the board. The park, which comprises nearly 140 acres, is located within West Allis' and Milwaukee's municipal borders. Although the land is currently controlled by the State, whose authority supersedes that of West Allis, it is in the best interest of all parties, including the City of Milwaukee, to work together on sustainable solutions for the area.

The annual 11-day Wisconsin State Fair, which is held in August, is the State Fair Park's largest event. Numerous other events are held at the State Fair Park, in addition to events hosted by the Pettit National Ice Center, Wisconsin Exposition Center and The Milwaukee Mile. Each of these entities is operated by management teams independent of the Fair Park and of each other.

Recommendations

- **Recommendation 10.1:** As a major landholder, traffic generator and consumer attraction, West Allis should engage the Wisconsin State Fair Park in discussions regarding long-range plans for the site. See Chapter 9 – concept area 5.

- **Recommendation 10.2:** The City should communicate with State Fair to ensure that all proposed land uses, and new developments complement the City's vision at this site.
- **Recommendation 10.3:** Peak traffic demands associated with the park should be integrated with the city's infrastructure capacity.

Milwaukee County

Milwaukee County manages several county-owned parks and parkways within West Allis, provides oversight of some well-utilized transportation infrastructure and offers various social services to the citizens of City of West Allis. As an overlapping taxing jurisdiction, Milwaukee County maintains a position on West Allis' Joint Review Board. There has also recently been discussion of changes to services or the structure of the County government itself.

Recommendations

- **Recommendation 11.1:** Work with Milwaukee County to ensure long-term maintenance of streets, parks, parkways, and regional transit within West Allis.
- **Recommendation 11.2:** West Allis should engage in communications with the County pertaining to the preservation, contraction, or expansion of existing programs, as the County defines its future role in providing services.
- **Recommendation 11.3:** The City should maintain discussions with the County pertaining to the continuation and formation of TIF districts within the City.

Milwaukee County Transit System (MCTS)

Milwaukee County Transit System (MCTS) operates public transportation busses within Milwaukee County. MCTS is run by a private, not for profit management company under contract to Milwaukee County. MCTS provides more than 150,000 passenger trips daily in the Milwaukee metro area, granting mobility and freedom for all types of users. MCTS provides regularly scheduled transit service within a quarter-mile walking distance of 85% of Milwaukee County residents. Through its extensive coverage, transit service provides benefits to the entire region, and therefore, the management of such service should be operated in a regional manner. MCTS supplies important service to all citizens of the community, including those who do not regularly use transit services, but benefit from the work and mobility of those who do. As such, support for transit services should be maintained in a similar manner to that of the extensive local road network, which the public has been willing to subsidize.

Recommendations

- **Recommendation 12.1:** The City of West Allis should work with MCTS to assure that regional transit service continues to be offered within the city.
- **Recommendation 12.2:** West Allis should identify and provide suggestions for improvements to transit service, such as potential Bus Rapid Transit or fixed-rail service within the City of West Allis.

- **Recommendation 12.3:** West Allis should participate in discussions regarding the formulation of a regional transit authority to oversee the preservation and management of the region's transit system.

Milwaukee Metropolitan Sewerage District (MMSD)

MMSD is a regional government agency that provides water reclamation and flood management services for about 1.1 million customers in 28 communities in the Greater Milwaukee Area. It serves 411 square miles that cover all, or segments of six watersheds. The district was established by state law and is governed by 11 commissioners with taxing authority.

In terms of environmental management, MMSD has adopted an Environmental Sustainability policy which affirms its commitment to act as an environmental steward for the Greater Milwaukee Watersheds through the pursuit and establishment of policies, programs, and practices that are focused on environmental sustainability. MMSD focuses its services and processes toward the preservation of natural resources and the investment of resources to ensure capacity and infrastructure committed to pollution control. MMSD also partakes in floodplain conservation and waterway restoration. MMSD sets forth development standards for stormwater retention that affect redevelopment within the City of West Allis.

Recommendations

- **Recommendation 13.1:** The City of West Allis should work with MMSD to ensure that MMSD's policies are not so onerous that they make sustainable urban redevelopment more costly than greenfield sprawl. (Cost prohibitive redevelopment policies should be modified to support a balance between user fees and developer costs.)
- **Recommendation 13.2:** The City of West Allis should continue to review plan documents and participate in discussions with MMSD, as potential stormwater or water restoration projects are considered.

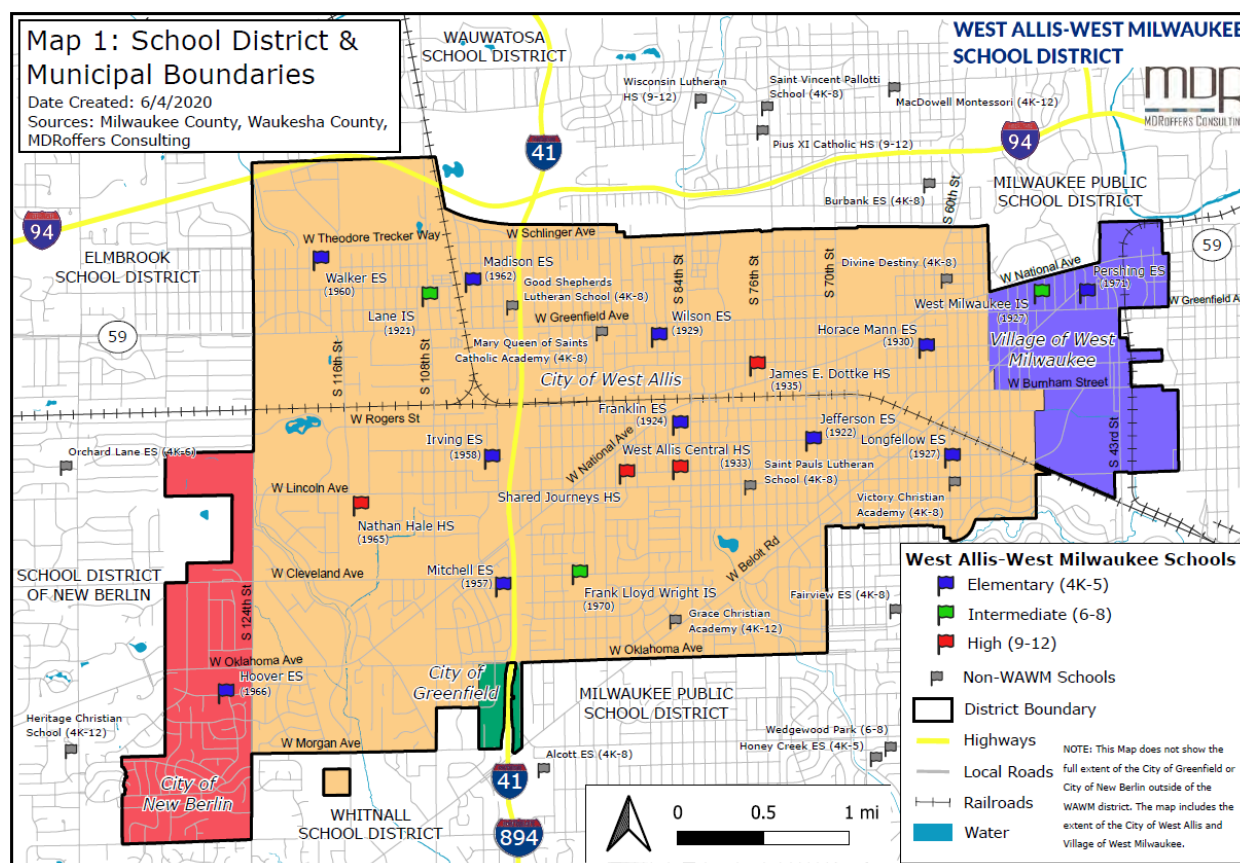
West Allis-West Milwaukee School District

The mission of the School District of West Allis - West Milwaukee, in partnership with family and community, is to provide challenging curriculum and engaging instruction so that every student may attain academic success. The district offers full and half-day kindergarten, Special Education, School-to-Work, Fine Arts, and Gifted, Talented and Creative programs.

The geographic area of the school district is comprised of the City of West Allis, the Village of West Milwaukee, and parts of the Cities of New Berlin and Greenfield (see map 1 - District boundaries on next page) The school district occupies considerable land that is used for recreation and open space within the city. The district operates eleven elementary schools, three middle schools and two comprehensive high schools and one project-based learning high school. As of September 2019, the WAWM School District educated 7,878 4K-12 students. September 2019 enrollment at the elementary school level (4K-5) was 3,579 students, at the intermediate school level (6-8) was 1,859 students, and at the high school level (9-12) was 2,440 students.

Enrollment decreased by 1,041 students, or 11 percent, over the past decade, due to decreased school-aged residents, increasing private school enrollment, and shifts in open enrollment. Total population (including children and adults) within the WAWM District grew by 241 people, or 0.4 percent over the past 10 years.

A nine-member Board of Education, who's at-large members serve three-year terms, governs the district. In addition, a representative from the school district sits on the City's Joint Review Board and has the authority to review and approve TIF districts within the City.



Recommendations

- **Recommendation 14.1:** The City should work with the School District on mutually beneficial upgrades and consolidations to its facilities.
- **Recommendation 14.2:** As a sensitive traffic generator, with considerable attention needed to safety, the City should continue to work with the School District on establishing or maintaining transportation amenities throughout the city to service the needs of the High.
- **Recommendation 14.3:** The City should encourage the implementation of workforce development curricula to foster growth from secondary education to the labor force; trade, tech, and apprentice programs; technical colleges; and/or, universities.
- **Recommendation 14.4:** The City should continue to work with the School District on implementing cost-effective redevelopments through TIF that will financially benefit both parties.

Milwaukee Area Technical College (MATC)

The Milwaukee Area Technical College (MATC) is one of the districts within the 16-district Wisconsin Technical Collect System. MATC maintains campuses in Mequon, West Allis, Milwaukee, and Oak Creek. MATC is managed by a governing board made up of nine members from geographical areas within the

Milwaukee Area Technical College District. In 2008, MATC expanded its West Allis campus to include 5,600 sq. ft. of additional classroom and lab space. The West Allis campus currently offers 16 associate degree programs, six diploma programs and 15 certificate programs, as well as Community Enrichment Classes. The MATC Campus is a significant traffic and parking generator in the South 70 Street Corridor.

Recommendations

- **Recommendation 15.1:** West Allis should maintain current with MATC's long-range plans for its West Allis campus and plan mutually beneficial land use and transportation infrastructure accordingly.
- **Recommendation 15.2:** The City should continue to work with MATC and the private sector to develop and provide workforce development programs that coincide with local economic development efforts, including programs aimed at non-matriculating high school students.
- **Recommendation 15.3:** West Allis should maintain open communication and planning participation with MATC regarding the financing and formation of redevelopment projects, such as TIF districts.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was established in 1960 as the official areawide- planning agency for the highly urbanized southeastern region of the State. The Commission serves the seven counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The Commission was created to provide the basic information and planning services necessary to solve problems, which transcend the corporate boundaries and fiscal capabilities of the local units of government comprising the Southeastern Wisconsin Region. SEWRPC works with regional planning issues dealing with highways, transit, sewerage, water supply, parks and open spaces, flooding, pollution, natural resources, land use and housing.

SEWRPC recently published A Regional Land Use Plan for Southeastern Wisconsin: 2035. This plan provides the base for other regional planning efforts in Southeastern Wisconsin. This plan was drafted with four basic principles: land use planning must (1) be regional in scope; (2) be conducted concurrently with transportation and public utility planning; (3) recognize the existence of a limited natural resource base; and (4) alternate between area wide systems planning and local planning.

Similarly, SEWRPC has published A Regional Transportation System Plan for Southeastern Wisconsin: 2035 to project the future transportation needs of the region. This multi-modal plan includes four principal elements: (1) public transit; (2) systems and demand management; (3) bicycle and pedestrian facilities; and (4) arterial streets and highways.

Recommendations

- **Recommendation 16.1:** The City should work with SEWRPC to promote policies that capitalize upon the economic and environmental benefits of urban redevelopment, and limit or equalize the cost of urban sprawl.
- **Recommendation 16.2:** West Allis should continue to work with SEWRPC on regional planning issues by participating in the formulation and adoption of land use, transportation, and housing plans.

Milwaukee 7 (M7)

The Milwaukee 7 was launched in 2005 to create a regional, cooperative economic development platform for the seven counties that comprise Southeastern Wisconsin. Its mission is to attract, retain and grow diverse businesses and talent. This entity presents the Milwaukee economy as a range of choices and opportunities that gives the area a more competitive advantage. Acknowledging the value of the entire region, M7 operates as a single entity for the 7-county region it serves and aims to limit competition for economic gains between communities within its borders. M7 implements business programs and economic-based research, provides platforms for communication and policy debates, manages a site and building database for prospective businesses, actively promotes regional identity and branding, and pursues business relocation from outside the region. The M7 measures its success on improving per capita income, employment, educational attainment, export value and net regional migration.

Recommendation

- **Recommendation 17.1:** West Allis should continue to work with the Milwaukee 7 to improve the economic status of the region, including West Allis, by regularly communicating ideas and pursuing activities that are complementary.

Wisconsin Economic Development Association (WEDA)

On a statewide economic scale, West Allis participates in activities sponsored by the Wisconsin Economic Development Association (WEDA). WEDA is a statewide non-profit organization dedicated to expanding the economy of the state. WEDA represents the collective economic development interests of both the private and public sectors by providing leadership in defining and promoting statewide economic development initiatives. WEDA maintains Executive and Legislative Directors to administer and direct WEDA's ambitious activities and programs.

The impacts of legislative and regulatory policies on Wisconsin's economic development climate are of the highest priority to WEDA and its members. It is critical that the collective voice of economic development professionals is heard as public policy matters affecting our economy and workforce are debated and acted upon.

Recommendation

- **Recommendation 18.1:** West Allis should continue to work with WEDA on advancing the economic prowess of the state in a manner that provides prosperity to West Allis and the Milwaukee region.

First-Ring Industrial Redevelopment Enterprises (FIRE)

First-Ring Industrial Redevelopment Enterprise (FIRE) is a Community Development Entity strategically focused to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. Its service area includes Milwaukee, Racine, and Kenosha counties. FIRE was formed under the auspices of the City of West Allis.

FIRE has a mission of stimulating regional economic growth and was designed to extend the strategies and expertise of successful revitalization opportunities throughout the "first-ring" of industrial corridors in Southeast Wisconsin. Cities in this region have been aggressively utilizing many economic development tools; however,

local entities often need further assistance to fund the extensive number of opportunities that could be leveraged to reinvigorate our regional economy.

The principal vision of FIRE is to inject capital into mixed-use, commercial, and industrial development projects to create jobs, tax base and catalyze new life in the urban cores of these targeted disinvested areas. To do this, FIRE has been awarded over \$100 million in New Markets Tax Credits by the CDFI Fund, an arm of the Treasury Department. This resource will be utilized as a primary vehicle to support FIRE's mission.

Recommendation

- **Recommendation 19.1:** The City of West Allis should continue to work with FIRE in pursuing redevelopment projects that reinvigorate brownfield property, assist mixed-use development and/or expand businesses that provide jobs for local residents.

Downtown West Allis Business Improvement District

The Downtown Business Improvement District (BID) was organized in 1989 to provide West Allis' downtown business district with entrepreneurial and organizational services. The mission of the BID is to "build a positive image that encourages customer growth and community involvement." The BID is governed by a Board of Directors, which includes an ex-officio member from the City of West Allis. The district, which is located on West Greenfield Avenue, between South 76th and South 70th Streets, is comprised of small businesses that include traditional and specialty retail, service providers, commercial offices, entertainment, and eating and drinking establishments. In 2001 the district was selected to participate in Wisconsin's Main Street Community program, whose four-part program deals with promotion, organization, design, and economic development.

The City and BID work together on a variety of issues, including transportation and utility infrastructure, economic development, façade improvements and signage.

Recommendations

- **Recommendation 20.1:** The City should work with the BID to preserve the cultural heart of the community through mutually beneficial improvements, such as enhanced signage, building facades, streetscape elements, public art and landscaping.
- **Recommendation 20.2:** The City should encourage the BID to pursue energy-efficient upgrades and conservation measures that increase the competitive advantage and image of Downtown West Allis.

Milwaukee County Federated Library System (MCFLS)

The West Allis Public Library is a member of the Milwaukee County Federated Library System (MCFLS). MCFLS assumes a leadership role in facilitating cooperation among its member libraries, which are located throughout Milwaukee County. Part of MCFLS's mission is to promote the most effective use of local, county, state and federal funds and assist member libraries in the utilization of current and evolving technologies to provide the highest possible level of library service to all residents of Milwaukee County.

MCFLS is primarily funded by the State of Wisconsin, overseen by the Department of Public Instruction, and administered by a seven-member Board of Trustees. It functions as a membership organization - with its membership made up of the 15 administratively autonomous and fiscally independent public libraries in

Milwaukee County. These public libraries join the MCFLS organization voluntarily and renew their memberships periodically by signing a membership agreement.

Recommendation

- **Recommendation 21.1:** West Allis should continue to evaluate its participation within MCFLS as an optimal way of providing cost- effective and improved library services to the citizens of the city.

Chapter 12: Implementation

To fully realize the general vision presented in each element of this Plan, the City of West Allis should implement identified objectives and policies, monitor the plan, and make amendments, as necessary.

MONITORING THE PLAN

This Plan must reflect the current goals, objectives, and policies of the City. On an annual basis, the Plan should be reviewed by City staff with the following considerations in mind: new land use opportunities; further plan detail and refinement; market shifts; demographic changes and growth patterns; unforeseen challenges; and changes in legislation. Development and redevelopment activities in West Allis should be monitored on an ongoing basis and should be compared with plan goals and objectives to ensure that current policies are achieving the intended results.

AMENDING THE PLAN

This Plan should be reviewed and amended periodically. Suggestions for amendments may be brought forward by City staff, officials, and residents. Proposed amendments may originate in any of the following ways: a) Amendments proposed as corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps; b) Amendments proposed because of discussion with officials and citizens; and c) Amendments proposed because of discussions during a community planning process.

When a change is proposed, it should follow this general procedure: 1) Recommendation by the Plan Commission to conduct a review process for the proposed amendment; 2) Facilitation of public hearings as required by applicable Wisconsin Statute and/or ordinance; 3) Recommendation from the Plan Commission to the Common Council; 4) Consideration and decision by the Common Council. Plan amendments and updates should coincide with the annual monitoring schedule.

PLAN ELEMENT CONSISTENCY

The individual elements of this plan reinforce the goals, objectives, and policies of one another. As future amendments and updates are made, consistency between the plan elements must be ensured. According to the State's comprehensive planning legislation, a local government that engages in the following actions must ensure those actions are consistent with its comprehensive plan: a) Official mapping established or amended under s. 62.23 (6); b) Local subdivision regulation under s. 236.45 or 236.46; c) County zoning ordinances enacted or amended under s. 59.69; d) City or village zoning ordinances enacted or amended under s. 62.23 (7); e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62; f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231. These elements must be considered for consistency when amending the plan.

PLAN RECOMMENDATIONS

The following tables list the policies identified in each of the Plan elements so that the City can carry its vision forward. The recommendations are quite extensive for Chapter 3: Neighborhoods, Districts, and Corridors and Chapter 9: Redevelopment Opportunities, therefore those recommendations should be reviewed in the actual chapter.

Economic Development

Economic Development Goal: A competitive and diverse economic atmosphere that maintains and attracts investments and employment to the City, providing benefits to its residents.

Objective 1: Jobs

Maintain, diversify, and increase the number of jobs that West Allis offers to its residents and the region, with an emphasis on family-supporting wages.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Target economic development incentives, such as loans and tax credits, to businesses with quality employment. | |
| | Recommendation 1.2: Develop and monitor performance measurements pertaining to employment opportunities and income. | |
| | <ul style="list-style-type: none"> ▪ Recommendation 1.1: Weigh the opportunity to build on the strengths of a neighborhood (i.e., infill development, renewed energy to a commercial corridor or space, cultivation of entrepreneurship and support investment that builds on attraction of new businesses and residents) | |
| | <ul style="list-style-type: none"> ▪ Recommendation 1.2: Target economic development incentives, such as loans and tax credits, utilize Opportunity Zones or Community Reinvestment Action to leverage private investment and creation of businesses with quality employment opportunities. | |
| | <ul style="list-style-type: none"> ▪ Recommendation 1.3: Develop and monitor performance measurements pertaining to employment opportunities, new businesses, and income. | |

Objective 2: Taxable Property Value

Reduce the property tax burden through redevelopment.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 2.1: Continue the use of resourceful financing mechanisms, such as Tax Increment Financing and New Market Tax Credits, to prioritize site-specific redevelopment. | |
| X | Recommendation 2.2: Remove obstacles, such as blight and brownfield contamination, and promote the financial benefits of in-fill development and redevelopment to developers. | |
| | Recommendation 2.3: Maintain cost-effective municipal budgets that take advantage of the property tax relief attained through additional investment and make West Allis more competitive within the region. | |

Objective 3: Redevelopment

Encourage redevelopment efforts throughout West Allis that are cost-effective, sensitive to the environment and contain efficient land use and transportation connectivity.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 3.1: Compile and prioritize a list of potential redevelopment sites within the city. | |
| | Recommendation 3.2: Develop shovel-ready parcels in a diversity of sizes that have access to transportation infrastructure, public utilities, and telecommunications. | |
| X | Recommendation 3.3: Review and update zoning and design regulations to create high-quality development that is complimentary to the neighborhoods and strategic vision of the city. | |
| | Recommendation 3.4: Consider the use of acquisition and eminent domain for redevelopment. | |

Objective 4: Private Investment

Experience increased private investment by overcoming real or perceived barriers to growth.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: Serve as a clearinghouse of information with quality customer service to potential investors in the community, while assuring conformance to development standards and regulations. | |
| X | Recommendation 4.2: Review and update economic development finance and technical assistance tools. | |
| | Recommendation 4.3: Engage the private sector in discussions regarding policies and programs that would promote further investment and identify those which put the community at a competitive advantage. | |
| | Recommendation 4.4: Further develop and maintain an Economic Development Web site that promotes the benefits of investing in West Allis. | |

Objective 5: Business Retention and Expansion

Identify and invest in efforts to capture sectors of the economy that correspond with local, regional, national and/or global trends, in which West Allis can be competitive.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: Meet with industry leaders in West Allis to identify opportunities to deliver products and services more effectively and efficiently. | |
| | Recommendation 5.2: Create and foster business relationships between local and regional suppliers. | |
| | Recommendation 5.3: Prioritize the development of local businesses within targeted industrial sectors. | |

Objective 6: Workforce

Work with local and regional businesses and organizations to expand the talent, education, and economic capacity of the workforce.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 6.1: Support the creation of workforce development programs that serve the local community and lead to employment opportunities. | |
| | Recommendation 6.2: Recognize the increasing diversity of West Allis and stimulate interaction between all members of the community. | |
| | Recommendation 6.3: Assist the Chamber of Commerce in promoting workforce development. | |

Objective 7: Quality of Life

Highlight and advance efforts that improve quality-of-life indicators as a means to inform location decisions of residents and businesses.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 7.1: Develop and distribute materials that promote the availability of quality education, affordable living, recreation opportunities and regional accessibility in West Allis. | |
| | Recommendation 7.2: Support investments in recreational, entertainment, cultural and housing options that attract residents, employers, and additional private investment. | |
| | <ul style="list-style-type: none"> Recommendation 7.3: Promote “art” as part of the West Allis culture not only in defining a sense of place but developing an artist community that builds and supports new creative businesses and captivating entertainment venues. | |

Objective 8: Sustainability

Promote public and private sector development that fosters growth and meets sustainable (economic, environmental, social, and cultural) community needs without jeopardizing the future.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 8.1: Work with developers to upgrade, reuse or recycle existing buildings and infrastructure to retain and optimize previous investments. | |
| | Recommendation 8.2: Enhance and restore place making by preserving the historic and architectural features of West Allis. | |
| | Recommendation 8.3: Work with developers to incorporate energy conserving measures, using efficient infrastructure and appliances, alternative energy, natural light and ventilation, and local materials. | |
| | Recommendation 8.4: Promote the creation of an Energy Conservation District within the City's Downtown to evaluate “green strategies” | |

Objective 9: Downtown, Business, and Neighborhood Improvement Districts

Increase the value, appearance and vitality of West Allis' Historic Downtown, and other Business and Neighborhood Districts as unique community assets.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 9.1: Support the existence of the Downtown Business Improvement District (BID) as the lead organization for Downtown revitalization efforts. | |
| X | Recommendation 9.2: Promote the creation of additional Business and Neighborhood Improvement Districts throughout the city. | |
| | Recommendation 9.3: Continue to offer façade grants and assistance loans to high-quality renovations that upgrade and/or restore the appearance of development within the city. | |
| | Recommendation 9.4: Work with the Downtown BID on creating a business attraction strategy to enhance the entertainment, cultural and retail resources within Downtown. | |
| | Recommendation 9.5: Invest in efforts that increase the quality of infrastructure and public space in Downtown. | |
| | Recommendation 9.6: Promote the creation of more housing options in Downtown. | |

Objective 10: Accessibility to Regional Economy

Maintain accessibility throughout the region for business and employee needs through investments and support of multi-modal transportation infrastructure.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 10.1: Work with regional leaders to develop and maintain transportation infrastructure that serves local needs and limits sprawl. | |
| | Recommendation 10.2: Prioritize developments that have access to multi-modal transportation connections, such as mass transit, rail, bicycle lanes/paths and sidewalks. | |
| X | <ul style="list-style-type: none"> Recommendation 10.3: Support the goals outlined within the National Avenue Corridor and Highway 100 Study | |

Objective 11: Education

Continue to work with educational institutions in West Allis and the region to foster the development of curricula and campuses that serve the needs of our workforce and neighborhoods.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 11.1: Serve as a liaison between the local business community and regional education providers to align the education and skills of the workforce with existing and future needs. | |
| | Recommendation 11.2: Meet with the leaders of advanced education institutions to learn of long-range development plans and needs. | |
| | Recommendation 11.3: Utilize the resources offered at MATC for the creation of workforce development initiatives. | |

Objective 12: Regionalism

Work with neighboring and overlapping jurisdictions on increasing the economic value of West Allis and the Milwaukee Metropolitan Region.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 12.1: Continue to work with the First-ring Industrial Redevelopment Enterprise (FIRE) in promoting redevelopment on a regional basis, forming coalitions to attract resources to Southeastern Wisconsin. | |
| | Recommendation 12.2: Support the work of the Milwaukee 7 and work with them to promote regional economic development. | |
| | Recommendation 12.3: Identify policies and actions that diminish the competitiveness of West Allis within the region, and work with regional partners to address them. | |

Housing

Housing Goal 1: Maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

Objective 1: Support “Aging in Place”

Continue to be a community where residents can age without leaving the city. Provide adequate types of housing to serve young professionals, families, and senior citizens.

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Maintain housing options for all income levels and age groups within the City’s housing portfolio. | |
| | Recommendation 1.2: Maintain zoning districts that allow for a variety of housing types. | |
| X | Recommendation 1.3: Encourage high-quality, maintenance-free housing options - such as condos, rowhomes, or town houses - to provide choices for young professionals, empty nesters, etc. | |
| | Recommendation 1.4: Support unique housing options, such as live-work developments, accessory dwelling units and cooperative housing. | |
| | Recommendation 1.5: Encourage young families to move into high-quality apartments in West Allis. | |
| X | Recommendation 1.6: Renovate existing single-family homes to make them more family-friendly and modern. | |
| | Recommendation 1.7: Identify underutilized land to build new single-family housing stock. | |
| | Recommendation 1.8: Promote the availability of land for the redevelopment or rehabilitation of housing stock that accommodates larger households and/or more modern updates to living arrangements. | |

Objective 2: Increase Homeownership

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| X | Recommendation 2.1: Increase the percentage of owner-occupied units within the City. | |
| | Recommendation 2.2: Promote affordable home buying opportunities to young families. | |

Objective 3: Promote High-Quality Senior Housing Options

Promote development of an adequate supply of high-quality senior housing options. Direct such developments to areas that are close to services that seniors typically require, including public transit.

| High Priority | Housing Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 3.1: Maintain City-owned senior housing to preserve and enhance affordable, quality housing options. | |

Objective 4: Locate Higher Density Multi-Family Near a Mix of Uses

Plan for higher density multi-family housing in parts of West Allis where streets and sidewalks can accommodate traffic, and where there is access to parks, shopping, community facilities, and existing or planned public transportation routes.

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| X | Recommendation 4.1: Incorporate high quality multi-family housing and mixed use infill on redevelopment sites. | |

Housing Goal 2: Preserve and enhance the unique character of the different West Allis neighborhoods, including the distinct identities of the City's districts, and corridors, while directing growth and development.

Objective 1: Protect the Historical Integrity of Residential Properties

Protect the historic integrity of residential properties in West Allis by establishing design guidelines for the various architectural styles throughout the City, including both historic styles and modern design that is balanced with the context of existing architectural styles. Utilize the design guidelines when reviewing applications for additions and residential renovation.

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Establish design standards guidelines for residential properties. | |
| | Recommendation 1.2: Utilize the design standards guidelines when reviewing applications for additions and residential renovation. | |

Objective 2: Explore Various Property Maintenance Programs

Explore various property maintenance programs to protect and enhance City's housing stock and property values. Programs to consider include but are not limited to time-of-sale inspections, enhanced property code enforcement.

| High Priority | Housing Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 2.1: Explore possible funding options to minimize the financial impact of property maintenance programs. | |

Objective 3: Encourage Compatible Residential Infill and Rehabilitation Projects

Encourage residential infill and rehabilitation that respects the integrity and composition of the City's existing development patterns, including site layout, building materials, building character and scale, open space, and integrated connectivity.

Housing Goal 3: Support sustainable site design and building practices for construction and rehabilitation opportunities in all neighborhoods.

Objective 1: Encourage "Green" Residential Development

Encourage "green" practices for the construction and rehabilitation of housing within the City, including practices that promote energy conservation, the use of sustainable materials, improved air quality, and stormwater management.

Objective 2: Promote Energy Independent Community Status

Promote the City's status as an Energy Independent Community with property owners in West Allis.

Housing Goal 4: Work with regional, state, and federal agencies to provide housing programs and assistance to property owners.

Objective 1: Coordinate with Agencies to Encourage Housing Rehabilitation Programs

Coordinate with HUD, WHEDA, the Wisconsin Department of Commerce, the Wisconsin Partnership for Housing Development, and Milwaukee County to encourage the use of financial assistance programs for housing rehabilitation.

Transportation

Transportation Goal: Provide a safe and efficient multi-modal transportation network that will effectively serve the travel needs within the City and region.

Objective 1: Pedestrian and Vehicular Safety

Plan for complete streets for pedestrian and vehicular safety.

| High Priority | Transportation Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 1.1: During construction projects, redesign streets to be "Complete Streets," narrowing when possible to improve safety and reduce pavement. | |
| | Recommendation 1.2: Promote the Safe Routes to School initiatives in West Allis. | |
| | Recommendation 1.3: Review the crash rates annually. For intersections with crash rates above 1.0 crash per million entering vehicles (MEV), identify crash patterns and recommend potential countermeasures. | |
| | Recommendation 1.4: Upgrade pedestrian heads to the countdown pedestrian signal heads per Manual on Uniform Traffic Control Devices (MUTCD). | |
| | <ul style="list-style-type: none"> Recommendation 1.2: Implementation of: National Avenue Corridor Strategic Plan and strategies employed within the Hwy-100-Corridor-Study. | |
| | Recommendation 1.3: Consider a roundabout as an alternate to installing traffic signals. Roundabouts are safer than traffic signals and result in fewer crashes of high severity. | |
| | Recommendation 1.6: Upgrade all crosswalks, sidewalks, and curb ramps to current ADA standards. | |

Objective 2: Efficient Vehicular Movement

Plan for complete streets for efficient vehicular movement.

| High Priority | Transportation Recommendations | Page Number |
|---------------|---|-------------|
| X | Recommendation 2.1: Encourage cross access between businesses along the arterials through a modified back road system. | |
| X | Recommendation 2.2: Develop access management plans for the major arterials. | |
| | Recommendation 2.3: Remove unwarranted traffic signals to reduce delays for drivers. | |
| | Recommendation 2.4: Update pedestrian timings to allow for walking speed of 3.5 feet per second per MUTCD. | |
| | Recommendation 2.5: Promote the use of alternate forms of transportation. | |
| | Recommendation 2.6: Perform traffic counts, periodically, at signalized intersections to update timings based on Institute of Transportation Engineers (ITE) and MUTCD standards. | |
| | Recommendation 2.7: Review the Pavement Surface Evaluation Rating (PASER) for the City's streets biannually. | |
| | Recommendation 2.8: Design improvements to achieve Level of Service D or better traffic operations, if feasible. | |
| | Recommendation 2.9: Consider a roundabout as an alternate to installing traffic signals. Roundabouts are safer than traffic signals and result in fewer crashes of high severity. | |

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|--|---|--|
| | | |
| | <ul style="list-style-type: none"> ▪ Recommendation 2.9: Require traffic impact studies for developments/ redevelopments generating over 100 additional trips during a peak hour. | |

Objective 3: Multi-Modal Transportation

Plan for complete streets for multi-modal transportation.

| High Priority | Transportation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 3.1: Prioritize the proposed bicycle and pedestrian facilities recommended in the City's proposed Bicycle and Pedestrian Master Plan. Conduct feasibility studies to identify any potential impacts. | |
| | Recommendation 3.2: Review transit ridership and look for opportunities to improve or expand the system such as Bus Rapid Transit (BRT), light rail, on-time arrival systems and enhanced shelters. | |
| | Recommendation 3.3: Consider pedestrian, bicycle, and transit accommodations with all reconstruction projects. | |
| X | Recommendation 3.4: Explore minimum/maximum parking standards and/or review/adjust parking standard ratios in the City's Zoning Ordinance to encourage less reliance on single-occupancy automobiles. | |
| | Recommendation 3.5: Promote the use of alternate forms of transportation for special events. | |

Objective 4: Maximize Existing Funding

Maintain and maximize the use of existing funding for local transportation improvements without increasing the burden on taxpayers.

| High Priority | Transportation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 4.1: Utilize the Capital Improvement Plan to plan and pay for road improvements. | |
| | Recommendation 4.2: Seek street maintenance and improvement funding alternatives, such as Federal and State funding. | |

Objective 5: Interagency Coordination

Improve coordination with other agencies.

| High Priority | Transportation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 5.1: Coordinate with WisDOT, Milwaukee County, and other transportation agencies regarding: <ul style="list-style-type: none"> ▪ Improvements to state and county highways in and around the City. ▪ Periodic updates to the traffic signal timings. ▪ Intersections with crash rates higher than 1.5 crashes per million entering vehicles. | |
| | Recommendation 5.2: Coordinate with Milwaukee County Transit System (MCTS) regarding: | |

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| | <ul style="list-style-type: none"> Monitoring ridership on the routes. Reviewing potential new routes. | |
| | Recommendation 5.3: Designate a City staff member to be the liaison between employment centers within the City and MCTS. | |
| | <ul style="list-style-type: none"> Recommendation 5.4: Participate in discussions regarding the formulation of a regional transit authority. The City Planner and City Engineer are members of the SEWRPC Vision 2050 Committee preparing a regional transportation plan. Continued participation with the SEWRPC, WisDOT, MCTS and surrounding municipal jurisdictions in ongoing visioning efforts and implementation (regional transportation, public transit, access to jobs/connectivity). | |

Parks and Open Space

Parks and Open Space Goal: To provide safe, attractive, and functional active and passive recreational /open space which will meet the current and anticipated demand of the City's residents of all ages and physical capabilities.

Objective 1: Maintain and Enhance Current Park Systems and Facilities

| High Priority | Parks and Open Space Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 1.1: Appropriate sufficient annual funding to preserve and upgrade City parks. | |
| | Recommendation 1.2: Work with the County and school system on maintaining current facilities. | |
| X | Recommendation 1.3: Update the Comprehensive Outdoor Recreation Plan and continue to analyze recreational needs of the City, such as additional mini-parks, ball diamonds, soccer fields, community gardens, and a skate park. Incorporate these facilities into existing parks and future open space designated areas. | |

Objective 2: Pedestrian Streetscapes and Public Spaces

As part of future redevelopment plans within the City, require pedestrian oriented streetscapes (walkable/bikeable), and incorporate open spaces as part of the development.

| High Priority | Parks and Open Space Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: Adopt Update the Bicycle and Pedestrian Master Plan for the City. As the City implements roadway improvements through its Capital Improvements Program, to consider review the opportunities for the implementation of facilities for bicyclists and pedestrians. | |
| | Recommendation 2.2: Develop potential multi-use bike and pedestrian paths connecting to existing trail systems, neighborhoods, and parks. Potential new Improvements to existing multi-use paths include: <ul style="list-style-type: none"> Cross-Town Connector Trail bridge over Highway 100 Local connections to the Hank Aaron State Trail at South 60 Street, South 70 Street, State Fair Park, South 94 Place and South 72 Street | |

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| | <ul style="list-style-type: none"> ▪ A multi-use path within RR spur right-of-way between the north City limits and West Mitchell Street | |
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Objective 3: Integrate Park and Open Space

Integrate park and open space areas into residential neighborhoods whenever feasible.

| High Priority | Parks and Open Space Recommendations | Page Number |
|---------------|--|-------------|
| | <p>Recommendation 3.1: Development of additional mini-parks or neighborhood scale parks within a five-minute walk (1320 feet) of residential neighborhoods. These parks should provide some of the following design characteristics:</p> <ul style="list-style-type: none"> ▪ Places to sit, gathering points, well defined entrances and visually accessible places, paths to desired destinations, pedestrian friendly design. Potential locations for future high quality interactive parks may include: <ul style="list-style-type: none"> ○ Lincoln Crest Open Space (1900 block South 102 Street) ○ Hale Fields (behind WAPD at 11301 West Lincoln and south of Hale HS) ○ Root River Parkway (Milwaukee County) | |
| | <p>Recommendation 3.2: Identify land available for cultivating community gardens that support the local economy, promotes public health and is a lower cost alternative to retail.</p> | |
| | <p>Recommendation 3.3: The minimum recommended improvement to every school ground is to remove a substantial portion of its asphalt surface and replace it with a lawn area to act as a multiple use play field and/or area for neighborhood or community gardening. Native planting and tree areas are recommended on the periphery of new green playgrounds to help define the area, provide shade, and improve the overall aesthetics of the site.</p> | |

Natural Resources

Natural Resources Goal: To preserve, protect, and enhance existing natural resources and environmentally sensitive areas that contribute to the positive and distinctive character of the City.

Objective 1: Improve Water Quality

Improve the quality of water in the Root River, Underwood, Honey Creek and Kinnickinnic drainage areas and associated tributaries.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|--|-------------|
| X | <p>Recommendation 1.1: Continue to utilize general surface water “best management practices” and conservation design techniques and coordinate with stormwater management objectives and policies outlined in the Utilities and Community Facilities element of this comprehensive plan.</p> | |
| | <p>Recommendation 1.2: Continue to implement stormwater, sediment and site erosion control practices for all new development and redevelopment to ensure compliance with City regulations. In addition, construction site inspection methods shall be enforced to ensure that the erosion control is properly installed and maintained.</p> | |

Objective 2: Groundwater Protection

Protect groundwater from surface contamination.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: As part of the site and landscaping design guidelines, maximize the efficiency of impervious/paved surfaces by encouraging groundwater recharge using infiltration practices in conjunction with surface water management for all new and redeveloping properties. Facilities such as bioswales, rain gardens or other stormwater management systems of appropriate scale should be considered in site design. | |
| | Recommendation 2.2: Promote density through high quality, compact and mixed-use development design for new or redeveloping areas. | |
| | Recommendation 2.3: Explore the redevelopment opportunity of Conceptual Area 27 (South 116 and Morgan Municipal Yard Site) for a conservation subdivision. This type of development, sometimes called cluster development, is intended to preserve green space in the City by using less land for individual lots and maintaining the natural features of the land as much as possible. | |

Objective 3: Improve Natural Habitats in Open Spaces

Maintain and support the system of public parks and open spaces that improve the value of wildlife habitat and natural vegetation communities.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| X | <p>Recommendation 3.1: In conjunction with MMSD and impacted private property owners, explore potential opportunities to “daylight” and “naturalize” the Honey Creek corridor. Consider the connectivity and quantity of natural systems in the City.</p> <p><i>(“Daylight” means to restore/unbury a previously diverted natural creek. “Naturalize” means removing concrete embankments and revamping the banks along major portions of a creek. Both measures would be designed to improve water quality, restore, and stabilize eroding banks, to provide suitable habitat for birds, fish and other wildlife and promote economic development).</i></p> | |

Objective 4: Protect and Enhance Natural Resources

Protect and enhance the quality of streams, woodlands, and wetland resources.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: For new development and redevelopment, require wetland buffers with widths ranging from a minimum of 10 feet to 50 feet for wetlands. The buffers shall be maintained in a natural condition (not mowed) and, if planted, shall incorporate native vegetation. | |
| | Recommendation 4.2: Consider the possibility of developing a natural resource management and maintenance plan for City-owned parks and open space to include activities such as monitoring for the presence of invasive plant species and other non-native flora. The plan should be developed in coordination with the City Forester | |

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| | to ensure appropriate management and maintenance techniques are understood and used. | |
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Objective 5: Promote Environmentally Responsible Industry

Encourage existing local industry to develop sustainable practices and environmental performance measures to reduce expenditures, gain competitive advantage and measurable reductions in environmental pollution.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: Compile interesting examples/case studies of sustainable manufacturing practices and eco-innovation and work with local industry to establish best practice measures. | |
| | Recommendation 5.2: Develop an online resource for the above referenced best practices for knowledge sharing and networking. | |

Objective 6: Coordinate Preservation and Restoration Efforts

Coordinate preservation and restoration of natural resources with appropriate local, state, and federal agencies.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 6.1: Continue to meet with representatives from the WDNR, Milwaukee and Waukesha County, MMSD, adjacent municipalities, and others that share a mutual interest in the natural resource base within the City. In collaboration with other agencies, the City shall continue to share information about natural resources, coordinate and prioritize management efforts, and determine responsibilities and capabilities for implementation of management and implementation plans affiliated with the City's natural resource base. | |

Objective 7: Increase Sustainability Awareness and Education

Increase awareness and education of issues related to sustainability best practices for West Allis and the larger metropolitan region.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 7.1: Establish a Citizen Advisory Committee (a Green Team) on sustainability to incorporate citizens into the policy making process. | |
| | Recommendation 7.2: Adopt language into the Municipal Code stating that sustainability will be a guiding principle. | |
| | Recommendation 7.3: Advertise sustainability initiatives on the City website to highlight information and educate the public. | |
| | Recommendation 7.4: Develop a demonstration project on City property with the intent of pursuing available grant opportunities (MMSD, WeEnergies, Focus on Energy). Examples of demonstration projects include a solar voltaic power project at the Farmers Market, reconstructing a Downtown parking lot with porous pavement, or wind turbines along portions of Interstate. | |

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| | Recommendation 7.5: Continued sending professional development opportunities for local staff, elected officials, and Plan Commissioners to various training opportunities. | |
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Cultural Resources

Cultural Resources Goal 1: To develop a local preservation plan and to increase public and private sector awareness of the community's historical and architectural heritage.

Objective 1: Identify Historic Resources

Identify buildings, structures, sites, and historic districts that meet the criteria for listing on the National Register of Historic Places.

| High Priority | Cultural Resources Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 1.1: Update the historical survey every 10 years to identify new historically significant locations within the City. | |

Objective 2: Increase Awareness of Historic Resources

Increase public and private sector awareness of the community's historical and architectural heritage.

| High Priority | Cultural Resources Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 2.1: Implement the findings of the historic resources survey, as described in Chapter 7. | |

Cultural Resources Goal 2: Continue to develop existing and explore new opportunities for the community to develop a positive and memorable sense of place and time.

Objective 1: Encourage an Interconnected Community Lifestyle

Nurture a healthy lifestyle by creating a living environment that provides for human needs and values, ranging from interpersonal social connections to human connections with the City's history and natural environment.

| High Priority | Cultural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Continue to support and enhance the WAPD block watch and Neighborhood Partnership initiatives. | |
| | Recommendation 1.2: Update the Citywide Site, Landscaping and Architectural Design Guidelines and consider developing a set of design guidelines for various neighborhood districts of significance to preserve character. | |
| | Recommendation 1.3: Historical Commission to promote and implement additional historic walking tours and a parade of historic homes/ neighborhood event. | |
| | Recommendation 1.4: Promote the City and continue to utilize parks, open spaces, civic plazas and buildings for public events and happenings to engage all citizens. | |
| | Recommendation 1.5: As part of the approval process incorporate social spaces, public art, and interpretive areas into development plans. | |

Utilities and Community Facilities

Utilities and Community Facilities Goal 1: Keep West Allis safe, clean, and efficient through effective public service delivery that is response to our resident’s needs.

Objective 1: Update Existing Codes, Policies, and Procedures

Make the recommendations within this chapter achievable by updating existing codes, policies and procedures as needed to deliver the recommendations.

Utilities and Community Facilities Goal 2: Emphasize energy efficiency and sustainability in the delivery of public utilities, services, facilities, and purchases.

Objective 1: Continue progressive Stormwater Management Initiatives

Utilize progressive stormwater management initiatives and techniques to reduce damage to private property and increase quality stormwater runoff.

Objective 2: Implement Sustainability and Energy Efficiency in the Public Realm

Implement programs for greater sustainability and energy efficiency in public utilities, services, and facilities, such as implementing energy retrofits in existing buildings, consolidation, and reducing the amount of pavement throughout the City.

Objective 3: Support Energy Efficient Building Practices in New Construction and Retrofits of Existing Buildings

Set an example for the rest of the community by continuing to pursue opportunities to integrate energy efficient building practices into the design and construction of new buildings and through the retrofitting of old buildings.

Utilities and Community Facilities Goal 3: Overcome Milwaukee Metropolitan Sewerage District’s stringent sewershed flow allocations, which penalize established urban areas by limiting the amount of infill development, and thus promote urban sprawl.

Objective 1: Encourage MMSD to Modify Allocations

Encourage MMSD to modify their plans that limit redevelopment opportunities within fully developed communities.

City Hall

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Use City Hall as example for the rest of the community by implementing additional energy efficiency retrofits through partnerships with We Energies and Focus on Energy, so that City Hall can qualify to be a Certified Energy Star building. | |

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| | Consider designating City Hall to the State and National Register of Historic Places. | |
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Library

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 2.1: In 2010 the City will begin a refurbishing of the entire Children's department utilizing a \$150,000 private donation. Technology is becoming the priority in public libraries in terms of maintaining efficiencies, and providing services (i.e., more computers, web-based databases available from the library, home, or business, and expanded self-service options). Additionally, work will commence in 2010 on a Young Adult/Teen area of the library. Technology is becoming the priority in public libraries in terms of maintaining efficiencies, and providing services (i.e., more computers, web-based databases available from the library, home, or business, and expanded self-service options). Additionally, work will commence in 2010 on a Young Adult/Teen area of the library. | |
| | Recommendation 2.2: While the West Allis Library currently produces a service plan every three years, in the next 15-20 years it is recommended that an assessment be completed to ascertain if City library services need updating or expansion. | |

Public Health Services

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 3.1: The health department facility was built in 1978 and was designed primarily as a health clinic to serve individual clients. The future of public health practice dictates that public health departments will convene and mobilize stakeholders and partners to improve the health status of the community. In addition, the department should be a one-stop center where health department staff and community-based organizations can provide needed services. It is recommended that there be consideration to update facilities to accommodate these new, contemporary roles for the health department and consider accommodations to a shortage of parking at the facility. | |

Farmers Market

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: A restoration of the Historic West Allis Farmers Market was completed in 2006. Since that time additional programming has taken place on the site such as Forks & Corks, a Chamber-sponsored event in late summer that features local restaurateurs, art, and wine tasting. The City hopes that as the neighborhood around the site continues to grow that an expansion of both public and private uses within the Farmers Market site will take place. | |

Senior Center

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: As the baby-boomer generation ages there will be increased demands for space and for programs at the Senior Center. With the Senior Center already at or near full capacity, consideration of expansion or relocation/consolidation of the buildings and programs for seniors to fit the needs | |

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| | of the aging baby boomer demographic should be explored within the 20-year planning period. | |
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County Facilities

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 6.1: Continue the positive partnership that exists with Milwaukee County to ensure that our County Parks continue to serve the needs of our community. | |

Law Enforcement and Protection

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 7.1: Within the planning period, the Police Department anticipates a significant need for equipment and adequate funding to address both the investigation of technology-based crimes and technology advances available to law enforcement agencies that allow for greater effectiveness and efficiency. Additionally, a technological upgrade to the existing dispatch center will be required. | |
| | The Police and Municipal Court Center has a critical shortage of adequate parking. An expansion of their existing parking lots is required over the next five years. | |

Fire, Rescue, and Emergency Medical Services

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 8.1: Regarding facilities, the condition and location of Fire Station 3 should be given consideration in the City's long-term plan. | |

Wireless Networks

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 9.1: Research and employ smart city technology best practices as part of the City capital improvement budget. | |
| | Recommendation 9.2: Allow for a small cell network toward continued evolution of processing speed wireless technologies using less power that will benefit the City from such a system and drastically change the way future business is conducted. This could also allow the City to provide wireless access to its citizens within the City, regardless of income. | |

Power Plans and Transmission Lines

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 10.1: Maintain communication and work with We Energies and the American Transmission Company regarding the generation and supply of power within the city and region. | |
| | Recommendation 10.2: As discussion and legislation regarding renewable energy continues to progress, the City should be aware of how future energy production will affect services in the city, region, and state. | |

Education

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 11.1: Support educational initiatives that provide students with the skills to address the changing economy. Establish regular communication with area education providers to discuss issues of mutual concern including facility location/expansion, impacts of new development, impacts of education facilities and activities on the community, parks and recreation programs, population and growth projections, and involvement in the community. | |

Recreation Department

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 12.1: Due to expanded program offerings over the past years, the Recreation Department has maximized the use of all 16 school buildings, 2 recreation buildings, and the city parks available to it. As the Department strives to meet the ever-changing needs of the community it foresees a shortage of gymnasiums, athletic fields, and green space to accommodate all recreation programming needs and the community organizations seeking to use the school district and community facilities available. As they look to the future, it is important to maintain and improve facilities, available parks, athletic fields, and green spaces that we have in West Allis. | |
| | Recommendation 12.2: Consideration will need to be given to facility improvement so that the city can continue to offer the high quality and affordable programs that our community has come to know and expect. | |

Hospital

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 13.1: Within the planning period a future expansion of the existing Aurora campus to the northwest (South 92 Street and West Lincoln Avenue) may be explored. | |

Honey Creek Cemetery

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 14.1: Continue maintenance of this facility, as it serves as a valuable educational and cultural resource. | |

Engineering and Public Works Facilities: Public Works Division

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 15.1: Within the planning period there will be a need for a major evaluation to determine if renovation, relocation, or expansion of the Public Works Division's outdated facilities are necessary. Major capital improvements may be needed to continue operations at the existing site due the age, deterioration, and economic obsolescence of the existing facilities. | |

Engineering and Public Works Facilities: Morgan Avenue Yard

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 16.1: Within the 20-year planning period the city will explore alternative sites to the 116th and Morgan site yard waste drop-off site as the South 116 Street drop-off site has potential for future residential development. Alternative facilities will have to be provided to adequately replace all of the Public Works operations that are currently being undertaken at the Morgan Avenue Yard. Options include relocating the Morgan Avenue Yard operations to the Solid Waste Transfer Station location by building a storage building there, while at the same time working with the City of Greenfield to collocate an alternative location for leaf and brush storage. | |

Engineering and Public Works Facilities: Solid Waste Disposal

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 17.1: Within the 20-year planning period the City may look at adding scrubbers to the transfer station location to mitigate the release of odors into the neighborhood. | |

Engineering and Public Works Facilities: Street and Sewer Division

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 18.1: Continue the annual review of street and sewer conditions to appropriately annually fund the 10-year Capital Improvements Program. | |

Engineering and Public Works Facilities: Water Supply

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 19.1: The utility will be challenged to maintain affordable rates as operational costs increase and water sales continue to decline for industrial businesses. | |
| | Recommendation 19.2: Within the planning period, the City of West Allis anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects and to maintain a high level of service for existing development. | |

Engineering and Public Works Facilities: Wastewater Service

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 20.1: Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, reduce inflow and infiltration of clear water into the system and to maintain a high level of service for the citizens and businesses of West Allis. | |

Engineering and Public Works Facilities: Stormwater Management

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 21.1: Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, replace aging parts of the system and increase detention facilities. The City's long-term stormwater goals include improving the water quality to meet or exceed the regulatory levels and to provide a higher level of protection against flooding for the citizens and businesses of West Allis. | |
| | Recommendation 21.2: In an effort to better manage stormwater flooding, as well as stormwater quality, the City of West Allis needs to have a long-term plan to achieve these goals. This plan could explore the installation of underground detention structures or open detention ponds as opportunities arise with each new development or redevelopment in the City. Additional opportunities to install detention will be available through a coordinated effort of the City and commercial property owners, large and small, as part of projects such as repaving parking lots or in solving drainage issues on existing sites. | |
| | Recommendation 21.3: The City must find creative ways to overcome MMSD's stringent sewershed flow allocations, which penalize existing urban areas and thus promote urban sprawl. | |
| | Recommendation 21.4: Additional initiatives include: adding impervious pavement to select paving projects, naturalizing the Honey Creek and day lighting it in select areas and eliminating excess pavement in areas throughout the City wherever possible. | |

Land Use

Land Use Goal: Encourage continuation and future development of compatible land uses within our urban community.

Objective 1: Encourage Compatible Infill Projects

Encourage compatible and complementary design of all infill development.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Recommend all housing rehabilitation and new construction projects to be compatible with the historic character of the neighborhood. | |
| | Recommendation 1.2: Encourage mixed density and dwelling types as a means of diversifying the housing stock. | |
| | Recommendation 1.3: Encourage compatible scales of development when locating commercial next to housing. | |
| | Recommendation 1.4: Develop design guidelines for residential neighborhoods based on the period of construction and architectural style. | |
| | Recommendation 1.5: Explore opportunities for parcel consolidation to allow for greater flexibility to meet market demand. | |

Objective 2: Support a Mix of Uses in the Community

Continue to support the presence of a strong mix of uses.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: Redevelop underutilized parcels throughout the City to integrate commercial uses with public amenities. | |
| | Recommendation 2.2: Continue to consider market demand for commercial, industrial, and housing uses when planning future development projects. | |

Objective 3: Preserve Existing Residential Character

Preserve existing single family and multi-family housing character within residential neighborhoods and corridors unless poor maintenance requires demolition.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 3.1: Utilize the City's historic preservation and architectural review tools to help preserve the character of existing residential neighborhoods. | |

Objective 4: Support Sustainable Redevelopment Projects

Incorporate sustainable building and stormwater techniques into redevelopment projects.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 4.1: Identify sites where stormwater best management practices, including rain barrels, rain gardens, bioswales, porous pavement, recessed parking islands, and native plantings can be implemented. | |
| | Recommendation 4.2: Encourage sustainable building practices for redevelopment throughout the City. | |
| | Recommendation 4.3: Consider the adoption of a Green Building Code, which might include aspects of water conservation, graywater reuse, energy production and pedestrian-oriented amenities, to promote sustainable development. | |

Objective 5: Establish Appropriate Buffers and Transitions

Create appropriate buffers and transitions between uses.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: Implement the City's Zoning Ordinance site and landscaping requirements. | |
| X | Recommendation 5.2: Encourage appropriate transitions in building scale and character from commercial corridors to residential neighborhoods. | |
| | Recommendation 5.3: Direct traffic to the major street system to prevent traffic from over-utilizing residential streets. | |
| | Recommendation 5.4: Provide adequate off-street parking and loading facilities that are screened from public view. | |

Objective 6: Reinforce Public Spaces with Redevelopment Opportunities

Redevelop underutilized sites to provide out lot opportunities that reinforce the public space of the corridor.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 6.1: Include public open spaces and landscape features to divide large parking lots and serve as transitional spaces. | |

Objective 7: Ensure Adequate Circulation Throughout the City

Ensure adequate and accessible circulation and parking to and within future development projects.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 7.1: Encourage shared parking between merchants where feasible. | |
| | Recommendation 7.2: Consolidate curb-cuts, where possible, to provide a safe and efficient traffic system. | |
| | Recommendation 7.3: Locate new buildings along the right-of-way with parking behind or between buildings, as parcels redevelop. | |

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| | Recommendation 7.4: Provide linkages between employment centers and nearby housing to allow residents to walk and bike between uses. | |
| | Recommendation 7.5: Create wayfinding elements and establish bicycle and pedestrian linkages between housing areas, schools, and nearby parks. | |

Objective 8: Support Collaborative Downtown Improvement Efforts

Continue to foster the development of West Greenfield Avenue as a main street destination.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 8.1: Implement streetscape improvement projects which uniquely identify the downtown. | |
| | Recommendation 8.2: Support the Main Street program and the Downtown West Allis Business Improvement District. | |
| | Recommendation 8.3: Continue to work with property owners on façade improvements through façade grant and loan programs. | |
| | Recommendation 8.4: Create visible linkages, such as wayfinding signage, between downtown storefronts and parking lots. | |

Objective 9: Promote Transit-Oriented Development

Support high-density mixed-use development in corridors and districts that have potential to utilize mass transit.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 9.1: Support the existence of mass transit within the metro Milwaukee area. | |
| | Recommendation 9.2: Review the City's Zoning Ordinance for compatible land use and zoning to ensure that high density is permitted along a potential mass transit corridor. | |

Objective 10: Land Use Implementation

Use this plan as a basis for reviewing development applications and as the foundation for re- writing the City's Zoning Ordinance.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 10.1: Re-evaluate the City's Zoning Ordinance and Site, Landscaping and Architectural Review Guidelines. | |

Intergovernmental Cooperation

Intergovernmental Cooperation Goal: Build and maintain mutually beneficial relationships and open communications with intergovernmental jurisdictions and authorities that provide cost-effective, orderly services and compatible development within West Allis and the region.

Objective 1: Support Coordination with the WAWM School District

Continue to work with the West Allis-West Milwaukee School District on the future needs of facilities and services within the community.

Objective 2: Maintain Communication with Adjacent Communities

Maintain continuous communication and comprehensive planning participation with surrounding municipalities.

Objective 3: Coordinate with Other Entities to Support Smart Growth

Work with neighboring municipalities, overlapping jurisdictions and regional entities on the development of plans and policies that support Smart Growth development within West Allis and the region.

City of Milwaukee

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 1.1: The City of West Allis should work with the City of Milwaukee to encourage property maintenance and commercial improvements along West Oklahoma Avenue and the remainder of its southeastern border. | |
| | Recommendation 1.2: The City of West Allis should work with the City of Milwaukee to encourage transportation, commercial and neighborhood improvements in Milwaukee south of I-94 and north of West Allis' border, as this area serves as a gateway into West Allis for many interstate commuters. | |
| | Recommendation 1.3: The City of West Allis should maintain awareness of the planning efforts in the City of Milwaukee, review drafts and provide comments regarding policy recommendations; in order to strengthen economic conditions and quality-of-life measures in the metro region through compatible urban redevelopment. | |

City of Greenfield

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: The City of West Allis should continue to work with the City of Greenfield to ensure compatible development, with particular attention to the area including West Allis' Morgan Avenue Yard. | |
| | Recommendation 2.2: The City of West Allis should work with the City of Greenfield to assure that transportation corridors, such as Highway 100 and north-south bike routes, transition between municipalities in accordance with desired standards. | |

City of Wauwatosa

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 3.1: The City of West Allis should continue to work with the City of Wauwatosa to assure compatible development, transportation infrastructure and economic development issues associated with their shared borders, with particular attention to the Highway 100 corridor. | |

City of New Berlin

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: The City of West Allis should work with the City of New Berlin on creating compatible development and improved gateway corridors between the two communities. | |

City of Brookfield

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: The City of West Allis should seek collaboration with Brookfield, New Berlin, and the State of Wisconsin for any future transportation improvements to West Greenfield Avenue | |

Village of West Milwaukee

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 6.1: The City of West Allis should work with the Village of West Milwaukee to ensure that mutually beneficial and compatible development is planned along its borders. | |
| | Recommendation 6.2: Key transportation and gateway corridors with West Milwaukee, such as West National and West Greenfield Avenues, should be looked at for improvements. | |
| | Recommendation 6.3: West Allis should continue to evaluate its service relationships with West Milwaukee and look for ways to improve its efficiency and quality. | |

State of Wisconsin

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 7.1: West Allis should continue to be aware of State legislation and work with State agencies to implement local actions. | |
| | Recommendation 7.2: West Allis should work with the State to ensure that adequate funding, through revenue sharing and other programs, is allocated to first-ring industrial cities. | |

Wisconsin Department of Transportation (WisDOT)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 8.1: The City of West Allis should continue to work with WisDOT to ensure that state-controlled transportation projects complement local goals and objectives, with particular attention to the Zoo Interchange. | |

Wisconsin Department of Natural Resources (WDNR)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 9.1: West Allis should continue to work with the WDNR to attain funding and assistance for the management and redevelopment of contaminated sites throughout the City. | |
| | Recommendation 9.2: The City should ensure that the policies of the WDNR do not prohibit urban redevelopment and promote sprawl. | |

Wisconsin State Fair

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 10.1: As a major landholder, traffic generator and consumer attraction, West Allis should engage the Wisconsin State Fair Park in discussions regarding long-range plans for the site. | |
| | Recommendation 10.2: The City should communicate with State Fair to ensure that all proposed land uses, and new developments complement the City's vision at this site. | |
| | Recommendation 10.3: Peak traffic demands associated with the park should be integrated with the city's infrastructure capacity. | |

Milwaukee County

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 11.1: Work with Milwaukee County to ensure long-term maintenance of streets, parks, parkways, and regional transit within West Allis. | |
| | Recommendation 11.2: West Allis should engage in communications with the County pertaining to the preservation, contraction, or expansion of existing programs, as the County defines its future role in providing services. | |
| | Recommendation 11.3: The City should maintain discussions with the County pertaining to the continuation and formation of TIF districts within the City. | |

Milwaukee County Transit System (MCTS)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 12.1: The City of West Allis should work with MCTS to assure that regional transit service continues to be offered within the city. | |

| | | |
|--|---|--|
| | Recommendation 12.2: West Allis should identify and provide suggestions for improvements to transit service, such as potential Bus Rapid Transit or fixed-rail service within the City of West Allis. | |
| | Recommendation 12.3: West Allis should participate in discussions regarding the formulation of a regional transit authority to oversee the preservation and management of the region's transit system. | |

Milwaukee Metropolitan Sewerage District (MMSD)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 13.1: The City of West Allis should work with MMSD to ensure that MMSD's policies are not so onerous that they make sustainable urban redevelopment more costly than greenfield sprawl. (Cost prohibitive redevelopment policies should be modified to support a balance between user fees and developer costs.) | |
| | Recommendation 13.2: The City of West Allis should continue to review plan documents and participate in discussions with MMSD, as potential stormwater or water restoration projects are considered. | |

West Allis-West Milwaukee (WAWM) School District

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 14.1: The City should work with the School District on mutually beneficial upgrades to its facilities, such as the conversion of paved play areas to grass fields. | |
| | Recommendation 14.2: As a sensitive traffic generator, with considerable attention needed to safety, the City should continue to work with the School District on establishing or maintaining transportation amenities throughout the city to service the needs of the District. | |
| | Recommendation 14.3: The City should encourage the implementation of workforce development curricula to foster growth from secondary education to the labor force; trade, tech, and apprentice programs; technical colleges; and/or, universities. | |
| | Recommendation 14.4: The City should continue to work with the School District on implementing cost-effective redevelopments through TIF that will financially benefit both parties. | |

Milwaukee Area Technical College (MATC)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 15.1: West Allis should maintain current with MATC's long-range plans for its West Allis campus and plan mutually beneficial land use and transportation infrastructure accordingly. | |
| | Recommendation 15.2: The City should continue to work with MATC and the private sector to develop and provide workforce development programs that coincide with local economic development efforts, including programs aimed at non-matriculating high school students. | |

| | | |
|--|--|--|
| | Recommendation 15.3: West Allis should maintain open communication and planning participation with MATC regarding the financing and formation of redevelopment projects, such as TIF districts. | |
|--|--|--|

Southeastern Wisconsin Regional Plan Commission (SWRPC)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 16.1: The City should work with SEWRPC to promote policies that capitalize upon the economic and environmental benefits of urban redevelopment, and limit or equalize the cost of urban sprawl. | |
| | Recommendation 16.2: West Allis should continue to work with SEWRPC on regional planning issues by participating in the formulation and adoption of land use, transportation, and housing plans. | |

Milwaukee 7 (M7)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 17.1: West Allis should continue to work with the Milwaukee 7 to improve the economic status of the region, including West Allis, by regularly communicating ideas and pursuing activities that are complementary. | |

Wisconsin Economic Development Association (WEDA)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 18.1: West Allis should continue to work with WEDA on advancing the economic prowess of the state in a manner that provides prosperity to West Allis and the Milwaukee region. | |

First-Ring Industrial Redevelopment Enterprises (FIRE)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 19.1: The City of West Allis should continue to work with FIRE in pursuing redevelopment projects that reinvigorate brownfield property, assist mixed-use development and/or expand businesses that provide jobs for local residents. | |

Downtown West Allis Business Improvement District (BID)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 20.1: The City should work with the BID to preserve the cultural heart of the community through mutually beneficial improvements, such as enhanced signage, building facades, streetscape elements and landscaping. | |

| | | |
|--|---|--|
| | Recommendation 20.2: The City should encourage the BID to pursue energy-efficient upgrades and conservation measures that increase the competitive advantage and image of Downtown West Allis. | |
|--|---|--|

Milwaukee County Federated Library System (MCFLS)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|------------------|--|----------------|
| | Recommendation 21.1: West Allis should continue to evaluate its participation within MCFLS as an optimal way of providing cost-effective and improved library services to the citizens of the city. | |

**CITY OF WEST ALLIS
RESOLUTION R-2021-0085**

**RESOLUTION TO CONFIRM AND ADOPT THE REPORT OF THE CITY
ENGINEER CONTAINING THE SCHEDULE OF PROPOSED ASSESSMENTS FOR
IMPROVEMENT OF S. 86 ST. FROM W. CLEVELAND AVE. TO S. OSAGE AVE.
AND S. DAKOTA ST. FROM S. OSAGE AVE. TO S. ORLEANS AVE. BY NEW
CONCRETE CONSTRUCTION WITH MISCELLANEOUS WALK, NEW
DRIVEWAY APPROACHES, STORM SEWER, STORM SEWER RELAY,
SANITARY SEWER RELAY, WATER MAIN RELAY, BUILDING SERVICES,
UTILITY ADJUSTMENTS AND STORM UNDERDRAIN**

WHEREAS, The City Engineer, pursuant to Preliminary Resolution No. R-2018-0673, adopted on November 5, 2018, prepared and submitted his report as provided in sec. 66.0703(5) of the Wisconsin Statutes, for the improvement of the streets as hereinafter described; and,

WHEREAS, The City Clerk gave due notice that such report was open for inspection at his office and also at the office of the City Engineer, and that all persons interested could appear before the Common Council and be heard concerning the matters contained in the Preliminary Resolution and Report; and,

WHEREAS, The Common Council met pursuant to such notice, at the time and place therein named; and having considered all statements and communications concerning the proposed improvements, relating to the matters contained in the City Engineer's report, including the schedule of proposed assessments, the Common Council makes no change in said report.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. The report of the City Engineer, including the schedule of the proposed assessments, for the improvement of S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and S. Dakota St. from S. Osage Ave. to S. Orleans Ave. by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain be and the same is hereby approved and adopted.
2. The property against which the assessments are proposed is benefited; the assessments shown on the report are true and correct, have been determined on a reasonable basis and are hereby confirmed.
3. The City Engineer is hereby authorized and directed to prepare final plans for the aforesaid area in accordance with the terms of this resolution.

EngP1930S, P1931S

SECTION 1: **ADOPTION** “R-2021-0085” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0085(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



REVISED
NOTICE OF PUBLIC HEARING
February 17, 2021

The City of West Allis will be holding this Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting)

If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel <https://www.youtube.com/user/westalliscitychannel>. You can also watch live and recorded broadcasts through your cable network, via Spectrum (channel 25, West Allis residents only) and AT&T U-Verse (Channel 99). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Wednesday, February 17, 2021.

Members of the public may submit comments or questions to the Common Council regarding this public hearing by emailing your comments or questions to city@westalliswi.gov or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on February 17, 2021. (City Hall – 7525 W. Greenfield Avenue)

PLEASE TAKE NOTICE That the Common Council of the City of West Allis, Wisconsin, has proposed that it is in the best interest of the City and the property affected thereby that

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave.
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

be improved by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

Properties abutting the above streets for the extents given are proposed as being benefited and are proposed to be assessed.

Reports showing preliminary plans and specifications, an estimate of the entire cost of the proposed improvements, and a schedule of the proposed assessments are located at:

<https://www.westalliswi.gov/DocumentCenter/Home/Index/3>

under the file name: Engineering/2021 Engineering Projects/S. 86 St., S. Dakota St.

NOTICE IS FURTHER GIVEN That such reports are open for inspection and will be so continued for at least ten days after initial publication date of this notice, and that, not more than forty days from the initial publication date of this notice, on Tuesday, the 16th day of February, 2021, the Common Council will be in session to hear all persons interested, their agents or attorneys, concerning the matters contained in the Preliminary Resolution and reports, including the schedules of the proposed assessments.

Dated at West Allis, Wisconsin this 29th day of January, 2021.

City Clerk

Publish February 3, 2021



NOTICE OF PUBLIC HEARING
February 16, 2021

The City of West Allis will be holding this Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting)

If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel <https://www.youtube.com/user/westalliscitychannel>. You can also watch live and recorded broadcasts through your cable network, via Spectrum (channel 25, West Allis residents only) and AT&T U-Verse (Channel 99). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Monday, February 15, 2021.

Members of the public may submit comments or questions to the Common Council regarding this public hearing by emailing your comments or questions to city@westalliswi.gov or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on February 16, 2021. (City Hall – 7525 W. Greenfield Avenue)

PLEASE TAKE NOTICE That the Common Council of the City of West Allis, Wisconsin, has proposed that it is in the best interest of the City and the property affected thereby that

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

be improved by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

Properties abutting the above streets for the extents given are proposed as being benefited and are proposed to be assessed.

Reports showing preliminary plans and specifications, an estimate of the entire cost of the proposed improvements, and a schedule of the proposed assessments are located at:

<https://www.westalliswi.gov/DocumentCenter/Home/Index/3>

under the file name: Engineering/2021 Engineering Projects/S. 86 St., S. Dakota St.

NOTICE IS FURTHER GIVEN That such reports are open for inspection and will be so continued for at least ten days after initial publication date of this notice, and that, not more than forty days from the initial publication date of this notice, on Tuesday, the 16th day of February, 2021, the Common Council will be in session to hear all persons interested, their agents or attorneys, concerning the matters contained in the Preliminary Resolution and reports, including the schedules of the proposed assessments.

Dated at West Allis, Wisconsin this 19th day of January, 2021.

City Clerk

Publish January 29, 2021



Peter C. Daniels, P.E.
City Engineer
Engineering Department
pdaniels@westalliswi.gov
414.302.8360

February 17, 2021

Honorable Mayor and Common Council
West Allis, Wisconsin

Dear Mayor and Council Members:

I herewith respectfully submit my report on the assessment of benefits for new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

as directed in Preliminary Resolution No. R-2018-0673, adopted on November 5, 2018.

This report consists of the following schedules attached hereto:

- Schedule A. - Preliminary Plans and Specifications;
- Schedule B. - Estimate of Entire Cost of Proposed Improvements;
- Schedule C. - Schedule of Proposed Assessments Against Each Parcel Affected.

The properties against which the assessments are proposed are benefited.

Respectfully submitted,

Peter C. Daniels

Peter C. Daniels, P.E.
City Engineer

/ns

Encs.

PROPOSED IMPROVEMENT OF

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

SCHEDULE "A"

Preliminary Plans & Specifications Attached

SCHEDULE "B"

Estimate of the Entire Cost

\$719,000

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected

W. CLEVELAND AVE.

W. MONTANA AVE.

S. 88 ST.

W. BOONE AVE.

W. DAKOTA ST.

S. 86th St.

S. OSAGE

S. 85 ST.



W. CLEVELAND AVE.

W. MONTANA AVE.

S. 88 ST.

S. 86 ST.

S. 85 ST.

W. BOONE AVE.

W. Dakota St.



S. OSAGE



Peter C. Daniels, P.E.
City Engineer
Engineering Department
pdaniels@westalliswi.gov
414.302.8360

February 17, 2021

Board of Public Works
West Allis City Hall
West Allis, Wisconsin

Dear Board Members:

I am herewith submitting preliminary plans and an estimate of costs for the new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

| | |
|------------------------------|-------------------|
| Estimated Construction Cost: | \$ 653,000 |
| Contingency: | 66,000 |
| TOTAL: | \$ 719,000 |

Sincerely,

Peter C. Daniels

Peter C. Daniels, P.E.
City Engineer

/ns

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: February 17, 2021

LOCATION

DESCRIPTION: S. 86 St. from W. Cleveland Ave. to S. Osage Ave.
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

ACCOUNT NO.: P1930S, P1931S

INTEREST RATE: 4.0%

| <u>2021 ASSESSMENT RATES</u> | <u>Resid.</u> | <u>Comm.</u> | <u>Mfg.</u> |
|-------------------------------------|---------------|--------------|-------------|
| <u>Streets</u> | | | |
| New Concrete Construction, lin. ft. | \$103.69 | \$129.61 | \$155.54 |
| <u>Driveways</u> | | | |
| 7" Concrete Approach, sq. ft. | \$ 7.77 | \$ 7.77 | \$ 7.77 |
| <u>Underground</u> | | | |
| Storm Sewer Lateral, each | \$695.00 | \$1605.00 | |

The properties against which the assessments are proposed are benefited.

EXAMPLE:**Residential Special Assessment for Street
New Concrete Construction**

STREET = S. 86 St. from W. Cleveland Ave. to S. Osage Ave.
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

Lot Width = 50 Ft.
Assessment Rate = \$103.69 Lin. Ft.

50 Ft. @ \$103.69 = \$5,184.50 *

*Special Assessment for Street Improvement Only - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral installation, if applicable.

A special assessment of this amount would be eligible for payment by a ten (10) year, five (5) year, or one (1) year installment plan with interest at 4.0% per year.

Payment of the entire assessment without interest may be made prior to the due date noted on the billing -- thirty (30) days.

Example of a ten (10) year plan:*(Based on a full year of interest)*

\$5,184.50 Total Special Assessment:

| <u>Year No.</u> | <u>Principal Amt.</u> | <u>Interest Amt.</u> | <u>Total Payment</u> |
|-----------------|-----------------------|----------------------|----------------------|
| 1st year | \$518.45 | \$207.38 ** | \$725.83 |
| 2nd year | \$518.45 | \$186.64 | \$705.09 |
| 3rd year | \$518.45 | \$165.90 | \$684.35 |
| 4th year | \$518.45 | \$145.17 | \$663.62 |
| 5th year | \$518.45 | \$124.43 | \$642.88 |
| 6th year | \$518.45 | \$103.69 | \$622.14 |
| 7th year | \$518.45 | \$82.95 | \$601.40 |
| 8th year | \$518.45 | \$62.21 | \$580.66 |
| 9th year | \$518.45 | \$41.48 | \$559.93 |
| 10th year | \$518.45 | \$20.74 | \$539.19 |

Example of a five (5) year plan:*(Based on a full year of interest)*

\$5,184.50 Total Special Assessment:

| <u>Year No.</u> | <u>Principal Amt.</u> | <u>Interest Amt.</u> | <u>Total Payment</u> |
|-----------------|-----------------------|----------------------|----------------------|
| 1st year | \$1,036.90 | \$207.38 ** | \$1,244.28 |
| 2nd year | \$1,036.90 | \$165.90 | \$1,202.80 |
| 3rd year | \$1,036.90 | \$124.43 | \$1,161.33 |
| 4th year | \$1,036.90 | \$82.95 | \$1,119.85 |
| 5th year | \$1,036.90 | \$41.48 | \$1,078.38 |

** Interest is based on the descending principal balance.

PROJECT WORKSHEET

Project No. P1931S

Improvement: New concrete construction with miscellaneous walk, new driveway approaches,
storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building
services, utility adjustments and storm underdrain

Location: S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

History: 1983 - Bit. Seal coat - n/c to residents
1989 - Bit. Seal coat - n/c to residents

PAVING

Type New Concrete Construction
Length 686
Cost/Ft. \$375.00

Estimated Total Cost

\$257,000

LIGHTS
SIGNALS

+ **\$0**
+ **\$0**

ASSESSMENTS

| | Rate | Gross | Net Asmt. |
|----------------|----------|--------|-----------|
| Length | per Foot | Return | Return |
| Residential | 1,293 | 103.69 | \$134,051 |
| Commercial | | | \$114,998 |
| Manufacturing | | | |
| Driveway Appr. | 2,599 | 7.77 | \$20,193 |

Estimated Total Assessment Return

-(**\$135,191**)

OTHER FUNDING TYPE

-()

Estimated CIP Net Funds Required

= **\$121,809**

UNDERGROUND IMPROVEMENTS

Total Sanitary Sewer Funds

\$213,000

Total Storm Water Management Funds

\$138,000

Total Water Utility Funds

\$7,000

Remarks: _____

PROJECT WORKSHEET

Project No. P1930S

Improvement: New concrete construction with miscellaneous walk, new driveway approaches,
storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building
services, utility adjustments and storm underdrain

Location: S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

History: 1983 - Bit. Seal coat - n/c to residents
1989 - Bit. Seal coat - n/c to residents

PAVING

Type New Concrete Construction
Length 1057
Cost/Ft. \$375.00

Estimated Total Cost

\$396,000

LIGHTS
SIGNALS

+ **\$0**
+ **\$0**

ASSESSMENTS

| | Rate | Gross | Net Asmt. |
|----------------|----------|--------|-----------|
| Length | per Foot | Return | Return |
| Residential | 1,754 | 103.69 | \$181,909 |
| Commercial | | | \$124,112 |
| Manufacturing | | | |
| Driveway Appr. | 2,802 | 7.77 | \$21,769 |

Estimated Total Assessment Return

-(**\$145,881**)

OTHER FUNDING TYPE

-()

Estimated CIP Net Funds Required

= **\$250,119**

UNDERGROUND IMPROVEMENTS

Total Sanitary Sewer Funds

\$240,000

Total Storm Water Management Funds

\$212,000

Total Water Utility Funds

\$8,000

Remarks:



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

Property Assessments

| | | | | | | | | | | |
|--------------|----------------------------------|-----------------------------------|--------|-----------------|------|-----------|--------|----|-------------|----------|
| 517-0307-000 | 8543 W CLEVELAND AVE | Christopher A Wienczek | 103.69 | 150.00 x Lin Ft | = \$ | 15,553.50 | 40.00 | \$ | Residential | 10 |
| | Street New Concrete Construction | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 189.90 x Sq Ft | = \$ | 1,475.52 | 100.00 | \$ | | 1,475.52 |
| | 9'x21.1' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 7,696.92 |
| 517-0308-000 | 8536 W MONTANA AVE | Lepak Linda L Trust | 103.69 | 150.00 x Lin Ft | = \$ | 15,553.50 | 40.00 | \$ | Residential | 20 |
| | Street New Concrete Construction | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 187.20 x Sq Ft | = \$ | 1,454.54 | 100.00 | \$ | | 1,454.54 |
| | 9'x20.8' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 7,675.94 |
| 517-0323-000 | 2800 S 86 ST | Janice M Kennedy | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 | 100.00 | \$ | Residential | 30 |
| | Street New Concrete Construction | | | | | | | | | 5,184.50 |
| | | | | | | | | | Total: | 5,184.50 |
| | | | | | | | | | Residential | 40 |
| 517-0322-000 | 2808 S 86 ST | Mark Baxter & Jennifer Ann Baxter | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 | 100.00 | \$ | | 5,184.50 |
| | Street New Concrete Construction | | | | | | | | | 1,139.86 |
| | Driveway 7" Concrete Approach | | 7.77 | 146.70 x Sq Ft | = \$ | 1,139.86 | 100.00 | \$ | | |
| | 9'x16.3' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 6,324.36 |
| 517-0321-000 | 2814 S 86 ST | David G Lancour | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 | 100.00 | \$ | Residential | 50 |
| | Street New Concrete Construction | | | | | | | | | 5,184.50 |
| | Driveway 7" Concrete Approach | | 7.77 | 128.70 x Sq Ft | = \$ | 1,000.00 | 100.00 | \$ | | 1,000.00 |
| | 9'x14.3' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 6,184.50 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | | | | |
|--------------|----------------------------------|---|--------|---|--------|---|----|-----------------|-------------|
| 517-0320-000 | 2820 S 86 ST | Nicholas Kolacz | | | | | | Residential | 60 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 137.70 | x | Sq Ft | = | \$ | 1,069.93 100.00 | \$ 1,069.93 |
| | 9'x15.3' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,254.43 |
| 517-0319-000 | 2828 S 86 ST | Ross M Knodl & Laurie Knodl | | | | | | Residential | 70 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 120.60 | x | Sq Ft | = | \$ | 937.06 100.00 | \$ 937.06 |
| | 9'x13.4' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,121.56 |
| 517-0318-000 | 2834 S 86 ST | Bradley J Granneman | | | | | | Residential | 80 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 137.70 | x | Sq Ft | = | \$ | 1,069.93 100.00 | \$ 1,069.93 |
| | 9'x15.3' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,254.43 |
| 517-0317-000 | 2840 S 86 ST | Family Trust Under J C F Atherton Rev Trust | | | | | | Residential | 90 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 128.70 | x | Sq Ft | = | \$ | 1,000.00 100.00 | \$ 1,000.00 |
| | 9'x14.3' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,184.50 |
| 517-0316-000 | 2846 S 86 ST | Adam S McIlheran | | | | | | Residential | 100 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 129.60 | x | Sq Ft | = | \$ | 1,006.99 100.00 | \$ 1,006.99 |
| | 9'x14.4' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,191.49 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | |
|--------------|--|---------------------------------------|----------------|------|--------------------|----------|
| 517-0315-000 | 2854 S 86 ST | Arnold J Bacon & Jane A Bacon | | | Residential | 110 |
| | Street New Concrete Construction | 103.69 | 53.82 x Lin Ft | = \$ | 5,580.60 100.00 \$ | 5,580.60 |
| | Driveway 7" Concrete Approach 9'x12.8' | 7.77 | 115.20 x Sq Ft | = \$ | 895.10 100.00 \$ | 895.10 |
| | | Total: | | | \$ | 6,475.70 |
| 517-0314-000 | 2860 S 86 ST | Helen A Atherton | | | Residential | 120 |
| | Street New Concrete Construction | 103.69 | 43.11 x Lin Ft | = \$ | 4,470.08 100.00 \$ | 4,470.08 |
| | Driveway 7" Concrete Approach 9'x11.8' | 7.77 | 106.20 x Sq Ft | = \$ | 825.17 100.00 \$ | 825.17 |
| | | Total: | | | \$ | 5,295.25 |
| 517-0313-000 | 2866 S 86 ST | Kelsey M Paetschow | | | Residential | 130 |
| | Street New Concrete Construction | 103.69 | 43.11 x Lin Ft | = \$ | 4,470.08 100.00 \$ | 4,470.08 |
| | Driveway 7" Concrete Approach 9'x12.7' | 7.77 | 114.30 x Sq Ft | = \$ | 888.11 100.00 \$ | 888.11 |
| | | Total: | | | \$ | 5,358.19 |
| 517-0312-000 | 2872 S 86 ST | Nicholas D Schafer & Lauren D Schafer | | | Residential | 140 |
| | Street New Concrete Construction | 103.69 | 43.11 x Lin Ft | = \$ | 4,470.08 100.00 \$ | 4,470.08 |
| | Driveway 7" Concrete Approach 9'x12.5' | 7.77 | 112.50 x Sq Ft | = \$ | 874.13 100.00 \$ | 874.13 |
| | | Total: | | | \$ | 5,344.21 |
| 517-0311-000 | 2876 S 86 ST | Diane C Braden | | | Residential | 150 |
| | Street New Concrete Construction | 103.69 | 44.61 x Lin Ft | = \$ | 4,625.61 100.00 \$ | 4,625.61 |
| | Street New Concrete Construction | 103.69 | 7.00 x Lin Ft | = \$ | 725.83 0.00 \$ | 0.00 |
| | Reduction Code Under 25 Yrs (Free) Wrap onto S. Osage | Total: | | | \$ | 4,625.61 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | | | | | |
|--------------|----------------------------------|--------------------------------------|--------|-----------------|------|-----------|--------|----|-------------|-------------|
| 517-0285-000 | 8601 W CLEVELAND AVE | Michael Smith & Barbara Smith | 103.69 | 150.00 x Lin Ft | = \$ | 15,553.50 | 40.00 | \$ | Residential | 160 |
| | Street New Concrete Construction | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 209.70 x Sq Ft | = \$ | 1,629.37 | 100.00 | \$ | | 1,629.37 |
| | 9'x23.3' | | | | | | | | | |
| | | | | | | | | | Total: | \$ 7,850.77 |
| 517-0304-000 | 8604 W MONTANA AVE | Jillian E Dretzka | 103.69 | 150.00 x Lin Ft | = \$ | 15,553.50 | 40.00 | \$ | Residential | 170 |
| | Street New Concrete Construction | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 181.80 x Sq Ft | = \$ | 1,412.59 | 100.00 | \$ | | 1,412.59 |
| | 9'x20.2' | | | | | | | | | |
| | | | | | | | | | Total: | \$ 7,633.99 |
| 517-0267-000 | 8601 W MONTANA AVE | Patrick Klasen & Krista Klasen | 103.69 | 132.00 x Lin Ft | = \$ | 13,687.08 | 40.00 | \$ | Residential | 180 |
| | Street New Concrete Construction | | | | | | | | | 5,474.83 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 131.40 x Sq Ft | = \$ | 1,020.98 | 100.00 | \$ | | 1,020.98 |
| | 9'x14.6' | | | | | | | | | |
| | | | | | | | | | Total: | \$ 6,495.81 |
| 517-0284-000 | 8606 W BOONE AVE | Prentise C Slaughter | 103.69 | 118.00 x Lin Ft | = \$ | 12,235.42 | 40.00 | \$ | Residential | 190 |
| | Street New Concrete Construction | | | | | | | | | 4,894.17 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 209.70 x Sq Ft | = \$ | 1,629.37 | 100.00 | \$ | | 1,629.37 |
| | 9'x23.3' | | | | | | | | | |
| | | | | | | | | | Total: | \$ 6,523.54 |
| 517-0248-000 | 2847 S 86 ST | Jon K Buchmann & Julianne M Buchmann | 103.69 | 76.00 x Lin Ft | = \$ | 7,880.44 | 100.00 | \$ | Residential | 200 |
| | Street New Concrete Construction | | | | | | | | | 7,880.44 |
| | | | | | | | | | Total: | \$ 7,880.44 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | | | | | |
|-----------------------|--|--------------------|----------------|-----------------|------|-----------|--------|----|-------------|-------------|
| 517-0266-000 | 2853 S 86 ST | Dennis A Retterath | 103.69 | 113.61 x Lin Ft | = \$ | 11,780.22 | 75.00 | \$ | Residential | 210 |
| | Street New Concrete Construction | | | | | | | | | 8,835.17 |
| | Reduction Code Rectangularized | | | | | | | | | |
| | 113.61 + 56' @ 80' = 169.61' / 2 = 84.81' / 113.61' = 75%R | | | | | | | | | |
| | Driveway 7" Concrete Approach | 7.77 | 138.60 x Sq Ft | = \$ | | 1,076.92 | 100.00 | \$ | | 1,076.92 |
| | 9'x15.4' | | | | | | | | | |
| | | | | | | | | | Total: | \$ 9,912.09 |
| 517-0265-000 | 2875 S 86 ST | Susan Michalski | 103.69 | 79.98 x Lin Ft | = \$ | 8,293.13 | 85.00 | \$ | Residential | 220 |
| | Street New Concrete Construction | | | | | | | | | 7,049.16 |
| | Reduction Code Rectangularized | | | | | | | | | |
| | 79.98' = 56' @ 80' = 135.98' / 2 = 67.99' / 79.98' = 85%R | | | | | | | | | |
| | Driveway 7" Concrete Approach | 7.77 | 175.50 x Sq Ft | = \$ | | 1,363.63 | 100.00 | \$ | | 1,363.63 |
| | 9'x19.5' | | | | | | | | | |
| | | | | | | | | | Total: | \$ 8,412.79 |
| Property Type Summary | | | | | | | | | | |
| 22 | Residential | | | | | | | | | |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

Item Summary

| | Total Quantity | Gross Total | Net Total |
|---------------------------|----------------|--------------|--------------|
| Driveway | | | |
| 7" Concrete Approach | 2,801.70 | \$21,769.20 | \$21,769.20 |
| Residential | Sq Ft | \$21,769.20 | \$21,769.20 |
| Street | | | |
| New Concrete Construction | 1,754.35 | \$181,908.57 | \$124,111.82 |
| Residential | Lin Ft | \$181,908.57 | \$124,111.82 |
| Grand Totals | | \$203,677.77 | \$145,881.02 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

Property Assessments

| | | | | | | |
|--------------|---|-------------------------------------|----------------|------|--------------------|----------|
| 517-0043-000 | 8601 W DAKOTA ST | Yettzel O Gomez Sandoval | | | Residential | 10 |
| | Street New Concrete Construction | 103.69 | 50.98 x Lin Ft | = \$ | 5,286.12 100.00 \$ | 5,286.12 |
| | Street New Concrete Construction | 103.69 | 7.00 x Lin Ft | = \$ | 725.83 0.00 \$ | 0.00 |
| | Reduction Code Under 25 Yrs (Free) Wrap onto S. Osage. | | | | | |
| | | Total: | | | \$ | 5,286.12 |
| 517-0044-000 | 8611 W DAKOTA ST | Richard C Bilitz & Debra Bilitz | | | Residential | 20 |
| | Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 126.00 x Sq Ft | = \$ | 979.02 100.00 \$ | 979.02 |
| | 9'x14' | | | | | |
| | | Total: | | | \$ | 6,163.52 |
| 517-0045-000 | 8617 W DAKOTA ST | Kenneth Hill | | | Residential | 30 |
| | Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 126.00 x Sq Ft | = \$ | 979.02 100.00 \$ | 979.02 |
| | 9'x14' | | | | | |
| | | Total: | | | \$ | 6,163.52 |
| 517-0046-000 | 8625 W DAKOTA ST | Jane E Draeger | | | Residential | 40 |
| | Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 109.80 x Sq Ft | = \$ | 853.15 100.00 \$ | 853.15 |
| | 9'x12.2' | | | | | |
| | | Total: | | | \$ | 6,037.65 |
| 517-0047-000 | 8631 W DAKOTA ST | Jeffrey R Minerley & Lea D Minerley | | | Residential | 50 |
| | Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 129.60 x Sq Ft | = \$ | 1,006.99 100.00 \$ | 1,006.99 |
| | 9'x14.4' | | | | | |
| | | Total: | | | \$ | 6,191.49 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | | | | |
|----------------------------------|------------------|--|----------------|-------------|--------------------|----------|
| 517-0048-000 | 8637 W DAKOTA ST | Tyler Banach | | Residential | | 60 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 113.40 x Sq Ft | = \$ | 881.12 100.00 \$ | 881.12 |
| 9'x12.6' | | Total: | | \$ | | 6,065.62 |
| 517-0049-000 | 8705 W DAKOTA ST | Nicholas J Giovannetti & Jayme M Giovannetti | | Residential | | 70 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 134.10 x Sq Ft | = \$ | 1,041.96 100.00 \$ | 1,041.96 |
| 9'x14.9' | | Total: | | \$ | | 6,226.46 |
| 517-0050-000 | 8711 W DAKOTA ST | Robert C Otto, Jr & Beth A Otto | | Residential | | 80 |
| Street New Concrete Construction | | 103.69 | 53.00 x Lin Ft | = \$ | 5,495.57 100.00 \$ | 5,495.57 |
| Driveway 7" Concrete Approach | | 7.77 | 124.20 x Sq Ft | = \$ | 965.03 100.00 \$ | 965.03 |
| 9'x13.8' | | Total: | | \$ | | 6,460.60 |
| 517-0051-000 | 8719 W DAKOTA ST | Jack P Hansen & Virginia C Hansen | | Residential | | 90 |
| Street New Concrete Construction | | 103.69 | 53.00 x Lin Ft | = \$ | 5,495.57 100.00 \$ | 5,495.57 |
| Driveway 7" Concrete Approach | | 7.77 | 149.40 x Sq Ft | = \$ | 1,160.84 100.00 \$ | 1,160.84 |
| 9'x16.6' | | Total: | | \$ | | 6,656.41 |
| 517-0052-000 | 8727 W DAKOTA ST | Jane M Czarnecki | | Residential | | 100 |
| Street New Concrete Construction | | 103.69 | 53.52 x Lin Ft | = \$ | 5,549.49 100.00 \$ | 5,549.49 |
| Driveway 7" Concrete Approach | | 7.77 | 128.70 x Sq Ft | = \$ | 1,000.00 100.00 \$ | 1,000.00 |
| 9'x14.3' | | Total: | | \$ | | 6,549.49 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | |
|----------------------------------|--------------------|----------------------------------|--|
| 517-0037-000 | 2900 S ORLEANS AVE | Elliott J Hill & Jennifer J Hill | 110 |
| Street New Concrete Construction | 103.69 | 125.37 x Lin Ft | Residential \$ 12,999.62 40.00 \$ 5,199.85 |
| Driveway 7" Concrete Approach | 7.77 | 176.00 x Sq Ft | \$ 1,367.52 100.00 \$ 1,367.52 |
| | 8'x22' | | |
| | | Total: | \$ 6,567.37 |
| 517-0264-000 | 8602 W DAKOTA ST | Andrew J Nawrocki | 120 |
| Street New Concrete Construction | 103.69 | 52.00 x Lin Ft | Residential \$ 5,391.88 100.00 \$ 5,391.88 |
| Driveway 7" Concrete Approach | 7.77 | 108.00 x Sq Ft | \$ 839.16 100.00 \$ 839.16 |
| | 9'x12' | | |
| | | Total: | \$ 6,231.04 |
| 517-0263-000 | 8608 W DAKOTA ST | Kelly M Anderson | 130 |
| Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | Residential \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | 7.77 | 106.20 x Sq Ft | \$ 825.17 100.00 \$ 825.17 |
| | 9'x11.8' | | |
| | | Total: | \$ 6,009.67 |
| 517-0262-000 | 8612 W DAKOTA ST | Stephen A Thode | 140 |
| Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | Residential \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | 7.77 | 117.90 x Sq Ft | \$ 916.08 100.00 \$ 916.08 |
| | 9'x13.1' | | |
| | | Total: | \$ 6,100.58 |
| 517-0261-000 | 8616 W DAKOTA ST | Patrick Wolf | 150 |
| Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | Residential \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | 7.77 | 106.20 x Sq Ft | \$ 825.17 100.00 \$ 825.17 |
| | 9'x11.8' | | |
| | | Total: | \$ 6,009.67 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | | |
|----------------------------------|--|-------------------------------------|----------------|----------------------------------|
| 517-0260-000 | 8624 W DAKOTA ST | Charles H Heinen | Residential | 160 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 134.10 x Sq Ft | = \$ 1,041.96 100.00 \$ 1,041.96 |
| | 9'x14.9' | | | |
| | | Total: | \$ | 6,226.46 |
| 517-0259-000 | 8630 W DAKOTA ST | Amanda A Pingel | Residential | 170 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 129.60 x Sq Ft | = \$ 1,006.99 100.00 \$ 1,006.99 |
| | 9'x14.4' | | | |
| | | Total: | \$ | 6,191.49 |
| 517-0258-000 | 8638 W DAKOTA ST | Tracy Ann Truchan | Residential | 180 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 118.80 x Sq Ft | = \$ 923.08 100.00 \$ 923.08 |
| | 9'x13.2' | | | |
| | | Total: | \$ | 6,107.58 |
| 517-0257-000 | 8706 W DAKOTA ST | Timmie Jo Brown & Michael S Shumway | Residential | 190 |
| Street New Concrete Construction | | 103.69 | 73.00 x Lin Ft | = \$ 7,569.37 88.00 \$ 6,661.05 |
| | Reduction Code Rectangularized | | | |
| | 73' + 55.66' @ 80' = 128.66' / 2 = 64.33' / 73' = 88%R | | | |
| Driveway 7" Concrete Approach | | 7.77 | 145.80 x Sq Ft | = \$ 1,132.87 100.00 \$ 1,132.87 |
| | 9'x16.2' | | | |
| | | Total: | \$ | 7,793.92 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | | | | | |
|--|--------------------|--------------------------------------|-----------------|------|-----------|-------------|----------|
| 517-0256-000 | 8714 W DAKOTA ST | Mark V Danner, III & Brenda S Danner | | | | Residential | 200 |
| Street New Concrete Construction | | 103.69 | 98.12 x Lin Ft | = \$ | 10,174.06 | \$ 83.00 | 8,444.47 |
| Reduction Code Rectangularized | | | | | | | |
| 98.12' + 63.94' @ 80' = 162.06' / 2 = 81.03' / 98.12' = 83%R | | | | | | | |
| Driveway 7" Concrete Approach | | 7.77 | 141.30 x Sq Ft | = \$ | 1,097.90 | \$ 100.00 | 1,097.90 |
| 9'x15.7' | | | | | | | |
| Total: | | | | | | \$ | 9,542.37 |
| 517-0239-000 | 2884 S ORLEANS AVE | Scott A Weil | | | | Residential | 210 |
| Street New Concrete Construction | | 103.69 | 126.82 x Lin Ft | = \$ | 13,149.97 | \$ 40.00 | 5,259.99 |
| Reduction Code Longside | | | | | | | |
| Driveway 7" Concrete Approach | | 7.77 | 173.70 x Sq Ft | = \$ | 1,349.65 | \$ 100.00 | 1,349.65 |
| 9'x19.3' | | | | | | | |
| Total: | | | | | | \$ | 6,609.64 |
| Property Type Summary | | | | | | | |
| 21 | Residential | | | | | | |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

Item Summary

| | Total Quantity | Gross Total | Net Total |
|---------------------------|-----------------|--------------|--------------|
| Driveway | | | |
| 7" Concrete Approach | | | |
| Residential | 2,598.80 Sq Ft | \$20,192.68 | \$20,192.68 |
| | | \$20,192.68 | \$20,192.68 |
| Street | | | |
| New Concrete Construction | | | |
| Residential | 1,292.81 Lin Ft | \$134,051.48 | \$114,997.99 |
| | | \$134,051.48 | \$114,997.99 |
| Grand Totals | | \$154,244.16 | \$135,190.67 |

From: [Janel Lemanske](#)
To: [Dan Devine](#); [Alderpersons](#); [Dave Wepking](#); [Peter Daniels](#)
Subject: FW: New street
Date: Tuesday, February 9, 2021 8:14:57 AM

-----Original Message-----

From: Rebecca Grill
Sent: Monday, February 8, 2021 5:30 PM
To: Peter Daniels; Janel Lemanske
Subject: FW: New street

Rebecca Grill, CPM, CMC, MBA
City Administrator/Clerk
City of West Allis
7525 W. Greenfield Ave. | West Allis, WI 53214
Office: 414-302-8294 | Dept: 414-302-8292
thatswhywestallis.com

-----Original Message-----

From: Diane Braden <diane@pten.com>
Sent: Friday, February 5, 2021 9:44 AM
To: city <city@westalliswi.gov>
Subject: New street

Hello!

I received your letter regarding the new paving project slated for 86th & Dakota. Let me start by stating that I'm totally onboard with this project because the street definitely needs it, but could we please get some additional stop signs posted on this corner? I'd love speed bumps but I hate to see the price tag for this project increase drastically, so a 3 way stop would be a nice compromise. As it stands right now, with no stop signs, it's a straight shot from Montana to Orleans and cars just FLY down the street. Once it's newly paved, I fear it will be a drag way.

I'm not sure if you realize this, but people often use 86th street/ Osage Av as a "shortcut" for avoiding the stop lights on 84th and Cleveland and/or 84th & Beloit. There are several young families moving in here along with many, many dogs and one of these days, someone's going to get hit. There's also a school on the corner of Beloit & Osage with additional traffic buzzing around. I'd appreciate your taking this into consideration as you're finalizing your plans for this construction, and welcome any feedback.

Thanks so much!

Diane

ps I can also submit video if you need proof of local race car drivers.



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, Angelito Tenorio, Vincent Vitale, and Martin J. Weigel

Tuesday, February 2, 2021

7:00 PM

City of West Allis YouTube Channel

Draft

VIRTUAL REGULAR MEETING

City of West Allis YouTube Channel

<https://www.youtube.com/user/westalliscitychannel/live>

A. CALL TO ORDER

The meeting was called to order by Mayor Devine at 7:00 p.m.

B. ROLL CALL

Present 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ald. Reinke.

D. PUBLIC HEARINGS

1. [R-2021-0084](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of S. 62 St. from W. Washington St. to W. Greenfield Ave. and S. 56 St. from W. Beloit Rd. to W. Rogers St. by concrete reconstruction with miscellaneous walk repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments

Sponsors: Public Works Committee

Attachments: [Council Hearing 2-2-21 - S. 62 St., S. 56 St.](#)

[Res_R-2021-0084](#)

[Amy Medrano Letter of Concern](#)

[Res_R-2021-0084 signed](#)

Explanation by Peter Daniels, City Engineer.

Public Comments: One (1) emailed comment received from Amy Moedrano.

Public Hearing Held.

Items 2 -6 Explanation by Steven J. Schaer, Planning & Zoning, Manager.

Public Comments on items 2-6: None.

2. [O-2021-0010](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).

Sponsors: Kuehn

Attachments: [O-2021-0010](#)

[Exhibit A](#)

[Application - Rezone -1436 S 92 RC-2 to C-2 \(Lopac\)](#)

Public Hearing Held.

3. [O-2021-0011](#) Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).

Sponsors: Grisham and Kuehn

Attachments: [O-2021-0011](#)

[Exhibit A](#)

Public Hearing Held.

Items 4 & 5 taken together.

4. [O-2021-0012](#) Ordinance to amend the official West Allis zoning map amending section 12.05 relating to the following properties: 6500 W. Washington St., (Tax Key Nos. 439-0001-037); 1323 S. 65 St., (Tax Key Nos. 439-0139-002) and 1339-1347 S. 65 St. (439-0140-001)

Sponsors: Tenorio and Alderperson Vitale

Attachments: [O-2021-0012](#)

[Exhibit A](#)

Public Hearing Held.

5. [O-2021-0013](#) Ordinance to amend the official West Allis Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

Sponsors: Tenorio and Alderperson Vitale

Attachments: [O-2021-0013](#)

[Exhibit A](#)

Public Hearing Held.

6. [R-2021-0066](#) Resolution relative to determination of an Application for a Special Use Permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Avenue

Sponsors: Safety and Development Committee

Attachments: [R-2021-0066](#)
[Application - Flour Girl & Flame LLC](#)
[Res_R-2021-0066 signed](#)

Public Hearing Held.**E. MOTION TO SUSPEND THE RULES TO ALLOW ALTERNATE ORDER OF BUSINESS**

A motion was made by Lajsic, seconded by Vitale, that under 3.05(29) of the Revised Municipal Code to suspend the rules to allow for the ultimate order of business on this meeting's agenda. The motion carried unanimously.

F. MAYOR'S REPORT

Mayor Devine thanked the Public Works Department on the great work with recent snow fall; announced that the National Fitness Campaign Awarded the outdoor Fitness Court located at the Veterans Memorial Park on 70th & National Ave. the Design Excellence Award; and Proclaimed February as Black History Month.

G. ALDERPERSON'S REPORT

Ald. Grisham echoed the Mayor's accolades about the recent snowstorm and the fantastic job the Department of Public Works and acknowledged the good-deeds in District Three with people coming together, and spoke about the Snow Angels program.

Ald. Vitale concurred about the Public Works doing a great job. He spoke regarding the east end of West Allis with vehicles being parked on both sides of the streets making it difficult for the snowplows to get the through.

Ald. Reinke commented on the success of the Snow Angels program.

H. APPROVAL OF MINUTES

7. [2021-0097](#) Minutes (draft) of the January 19, 2021 Common Council meeting

Attachments: [Draft 2021-01-19 CC M](#)

A motion was made by Lajsic, seconded by Vitale, that this matter be Approved. The motion carried unanimously.

I. ITEMS NOT REFERRED TO COMMITTEE

8. [2021-0080](#) Claim by Cassandra Wright regarding vehicle damage while exiting on the Greenfield Ave. ramp on January 1, 2021

Attachments: [2021-0080 Claim - Cassandra Wright_Redacted](#)
[2021-0080 Claim - Cassandra Wright_001_Redacted 2](#)

A motion was made by Kuehn, seconded by Reinke, that this matter be Referred to the City Attorney for Legal Action. The motion carried unanimously.

J. STANDING COMMITTEE REPORTS

LICENSE & HEALTH COMMITTEE

9. [2021-0049](#) 2020-2022 Operator's License (Bartender/Class D Operator) application of Brian J. Lorenson
Unanimously recommended for denial.
10. [2021-0050](#) 2020-2022 Operator's License (Bartender/Class D Operator) application of Giovanni C. Walls
Unanimously recommended for denial.
11. [2021-0046](#) Police Department Report regarding tavern violations/calls for service for the month of December 2020

Attachments: [December 2020 Tavern Report \(Signed\) Redacted](#)

Unanimously recommended to be placed on file.

Passed The Block Vote

A motion was made by Vitale to approve all the actions on item nos. 9-11 on a Block Vote. The motion carried by the following vote:

Aye: 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

K. CONSENT AGENDA

15. [O-2021-0005](#) Ordinance to amend City of West Allis Municipal Code 5.03(8) to add a Structure Fire Fee

Sponsors: Alderperson Haass

Attachments: [Ord O-2021-0005](#)

This matter was Referred to the Safety and Development Committee on a Consent Vote.

16. [R-2021-0047](#) Resolution to amend the 2021 fee schedule to include a structure fire fee and amend the Candidate Physical Agility Test (CPAT) Fee

Sponsors: Alderperson Haass

This matter was Referred to the Administration & Finance Committee on a Consent Vote.

Passed The Block Vote

A motion was made by Lajsic to approve all the actions on item nos. 15 & 16 on a Consent Vote. The motion carried by the following vote:

Aye: 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

21. [O-2021-0007](#) Ordinance to rescind parking restrictions on the west side of S. 71st St. from W. Rogers St. to 90' North of W. Rogers St.

Sponsors: Alderperson Vitale

Attachments: [O-2021-0007](#)

A motion was made by Stefanski that this matter was Referred to the Safety and Development Committee on a Consent Vote. The motion carried by the following vote:

Aye: 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

12. [2021-0090](#) Appointment of Ms. Corinne Zurad for the position of City Treasurer

Sponsors: Alderperson Haass

Attachments: [Corinne Council Appt Letter](#)

Approved on a Consent Vote.

13. [R-2021-0068](#) Appointment of Ms. Corinne Zurad for the position of City Treasurer

Sponsors: Alderperson Haass

Attachments: [treasurer employment contract 2021](#)
[treasurer 2021 final](#)

Adopted on a Consent Vote.

14. [2021-0098](#) Change of Agent for Butch's Co. Inc. d/b/a Butch's Pub & Eatery

Sponsors: Alderperson Vitale

Attachments: [Agent Change - Butch's Pub & Eatery](#)

Approved on a Consent Vote.

17. [O-2021-0015](#) Ordinance to authorize City Administrator and Comptroller to declare official intent to reimburse an original expenditure with proceeds of an obligation amending sections 2.095 and 2.635

Sponsors: Alderperson Haass

Attachments: [O-2021-0015](#)
[MEMO - Ordinance O-2021-0015](#)
[Ord O-2021-0015 signed](#)

Passed on a Consent Vote.

18. [R-2021-0066](#) Resolution relative to determination of an Application for a Special Use Permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Avenue

Sponsors: Safety and Development Committee

Attachments: [R-2021-0066](#)
[Application - Flour Girl & Flame LLC](#)
[Res_R-2021-0066 signed](#)

Adopted on a Consent Vote.

19. [R-2021-0084](#) Resolution to confirm and adopt the report of the City Engineer containing the schedule of proposed assessments for improvement of S. 62 St. from W. Washington St. to W. Greenfield Ave. and S. 56 St. from W. Beloit Rd. to W. Rogers St. by concrete reconstruction with miscellaneous walk repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments

Sponsors: Public Works Committee

Attachments: [Council Hearing 2-2-21 - S. 62 St., S. 56 St.](#)
[Res_R-2021-0084](#)
[Amy Medrano Letter of Concern](#)
[Res_R-2021-0084 signed](#)

Adopted on a Consent Vote.

20. [R-2021-0049](#) Final Resolution authorizing public improvement by concrete reconstruction with miscellaneous walk repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in S. 62 St. from W. Washington St. to W. Greenfield Ave. and S. 56 St. from W. Beloit Rd. to W. Rogers St. and levying special assessments against benefited properties

Sponsors: Public Works Committee

Attachments: [R-2021-0049](#)
[Res_R-2021-0049 signed](#)

Adopted on a Consent Vote.

22. [O-2021-0016](#) Ordinance to repeal Used Vehicle Dealer License

Sponsors: Alderperson Vitale

Attachments: [Ord_O-2021-0016](#)
[Ord_O-2021-0016 signed](#)

Passed on a Consent Vote.

23. [O-2021-0018](#) Ordinance to amend the City of West Allis Schedule related to the City Treasurer and Electrical Mechanic positions
- Sponsors:** Alderperson Haass
- Attachments:** [Ord O-2021-0018](#)
[2020 PAYROLL SCHEDULE - NON-RESIDENT and RESIDENT updated as of 2.2.2021](#)
[Ord O-2021-0018 signed](#)
- Passed on a Consent Vote.**
24. [R-2021-0067](#) Resolution approving a Certified Survey Map to split the existing parcel located at 10707 W. Cleveland Ave. and 10757 W. Cleveland Ave. into 2 parcels, submitted by Robert E. Schmidt III, d/b/a Bolder Venture. (Tax Key No. 519-9996-003)
- Sponsors:** Safety and Development Committee
- Attachments:** [R-2021-0067](#)
[Application - CSM - Aspen Dental](#)
[CSM - Aspen Dental](#)
[Res R-2021-0067 signed](#)
- Adopted on a Consent Vote.**
25. [R-2021-0065](#) Resolution to authorize the purchase of Microsoft SQL Server 2019 licenses from CDW-G for \$55,569.60 from account 351-1101-517-51-10 to upgrade the City's primary IT database infrastructure
- Sponsors:** Public Works Committee
- Attachments:** [SQL Server Quote](#)
[Res R-2021-0065](#)
[Res R-2021-0065 signed](#)
- Adopted on a Consent Vote.**
26. [R-2021-0070](#) Resolution authorizing the City Engineer to amend an existing Contract with Single Source, Inc. for Real Estate Consulting Services related to the Safety projects 76th & Becher, and 92nd & Lincoln intersections for an amount not to exceed \$46,000
- Sponsors:** Public Works Committee
- Attachments:** [Cost Estimate 92nd Street - 2021](#)
[Cost Estimate 76th Street - 2021](#)
[Res R-2021-0070](#)
[Res R-2021-0070 signed](#)
- Adopted on a Consent Vote.**

27. [R-2021-0074](#) Resolution to approve bid of Visu-Sewer, Inc. for the sanitary sewer lining, sanitary sewer spot lining, and sanitary sewer grouting in various locations within the City of West Allis in the amount of \$280,933.

Sponsors: Public Works Committee

Attachments: [R-2021-0074](#)
[Res R-2021-0074 signed](#)

Adopted on a Consent Vote.

28. [2021-0105](#) License Applications

Sponsors: License and Health Committee

Attachments: [City Attorney recommends approval of the following licenses](#)

Approved on a Consent Vote.

Passed The Block Vote

A motion was made by Lajsic, seconded by Kuehn, to approve all the actions on item nos. 14, 17-20, and 22-28 on a Consent Vote. The motion carried by the following vote:

Aye: 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

L. ITEMS REFERRED TO COMMITTEE

29. [2021-0102](#) 2020-2022 Operator's License (Bartender/Class D Operator application of Crystal A. Husslein)

Sponsors: Alderperson Vitale

Referred to License & Health Committee on a Consent Vote.

30. [2021-0079](#) Combination "Class A" Retailer License for the sale of Fermented Malt Beverages and Intoxicating Liquor, for the July 1, 2020 to June 30, 2021 Licensing Period. Skogen's Foodliner, Inc, d/b/a Festival Foods, 11111 W. Greenfield Avenue, West Allis, WI 53214; Agent Kyle Robert Kaehne

Attachments: [2020-2021 Class A Liquor License Legal Notice - Festival Foods](#)

Referred to License & Health Committee on a Consent Vote.

31. [O-2021-0008](#) Ordinance to authorize clerk to issue operator's licenses

Sponsors: Alderperson Vitale

Attachments: [Ord O-2021-0008](#)

Referred to License & Health Committee on a Consent Vote.

Passed The Block Vote

A motion was made by Lajsic, seconded by Haass to approve all the actions on item nos. 29-31 on a Consent Vote. The motion carried by the following vote:

Aye: 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

32. [O-2021-0010](#) Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1436 S. 92 St. from RC-2, Residence District to C-2, Neighborhood Commercial District submitted by Andy Lopac (Tax Key No. 451-0228-002).

Sponsors: Kuehn

Attachments: [O-2021-0010](#)

[Exhibit A](#)

[Application - Rezone -1436 S 92 RC-2 to C-2 \(Lopac\)](#)

Referred to Safety & Development Committee on a Consent Vote.

33. [O-2021-0011](#) Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).

Sponsors: Grisham and Kuehn

Attachments: [O-2021-0011](#)

[Exhibit A](#)

Refer to the Safety & Development Committee on a Consent Vote.

34. [O-2021-0012](#) Ordinance to amend the official West Allis zoning map amending section 12.05 relating to the following properties: 6500 W. Washington St., (Tax Key Nos. 439-0001-037); 1323 S. 65 St., (Tax Key Nos. 439-0139-002) and 1339-1347 S. 65 St. (439-0140-001)

Sponsors: Tenorio and Alderperson Vitale

Attachments: [O-2021-0012](#)

[Exhibit A](#)

Referred to Safety & Development Committee on a Consent Vote.

35. [O-2021-0013](#) Ordinance to amend the official West Allis Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

Sponsors: Tenorio and Alderperson Vitale

Attachments: [O-2021-0013](#)

[Exhibit A](#)

Referred to Safety & Development Committee on a Consent Vote.

Passed The Block Vote

A motion was made by Lajsic, seconded by Haass to approve all the actions on item nos. 32-35 on a Consent Vote. The motion carried by the following vote:

Aye: 10 - Grisham, Haass, Kuehn, Lajsic, Reinke, Roadt, Stefanski, Tenorio, Vitale, and Weigel

No: 0

M. ADJOURNMENT

A motion was made by Lajsic, seconded by Grisham, to adjourn at 8:25 p.m., with the next scheduled meeting to be held on Wednesday, February 17, 2021. The motion carried unanimously.



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.

**CITY OF WEST ALLIS
ORDINANCE 2021-0010**

**ORDINANCE TO AMEND THE OFFICIAL WEST ALLIS ZONING MAP BY
REZONING PROPERTY LOCATED AT 1436 S. 92 ST. FROM RC-2, RESIDENCE
DISTRICT TO C-2, NEIGHBORHOOD COMMERCIAL DISTRICT SUBMITTED
BY ANDY LOPAC (TAX KEY NO. 451-0228-002).**

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby amended to rezone property inclusive of City right of way from RC-2, residence district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan:

1436-38-38A-40-40A S 92 ST (Tax Key No. 451-0228-002)

SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

SECTION 1: **AMENDMENT** “12.05 Zoning Map” of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

12.05 Zoning Map

The locations and boundaries of the Zoning Districts established by this Subchapter are set forth on the Official West Allis Zoning Map dated February 7, 1995, and as subsequently amended by action of the Common Council. The Zoning Map, together with all subsequent amendments, notations, references and other information thereon, is incorporated by reference into this Subchapter and made part of this Subchapter, as if fully set forth herein. The map shall be kept on file in the office of the City Clerk and shall be available for inspection by the public during normal City Hall hours of operation. The Official Zoning Map shall be identified by the signature of the Mayor and attested by the City Clerk and bear the official seal of the City of West Allis.

Unless otherwise indicated in relation to established lines, points or features, the Zoning District boundary lines on the Official Zoning Map are the City limit lines; center lines of streets, highways, alleys or railroad right-of-way, existing or extended; and, tract or lot lines, existing or extended.

Where a Zoning District boundary line runs parallel or approximately parallel to a street and divides a lot having street frontage in the less restricted Zoning District, the provisions of this Subchapter covering the less restricted portion of the lot may extend to the entire lot, but in no case for a distance of more than twenty-five (25) feet of such Zoning District boundary line. Where such Zoning District boundary line divides a lot having street frontage in a more restricted zone, the provisions of this Subchapter covering the more restricted portion of such lot shall extend to the entire lot. Where a Zoning District boundary line divides a lot and such line is normal or approximately normal to the street upon which the lot fronts, the provisions of this Subchapter covering the less or more restricted portion of such lot may be extended to the entire lot, but in no case for a distance of more than twenty-five (25) feet from such Zoning District boundary line.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

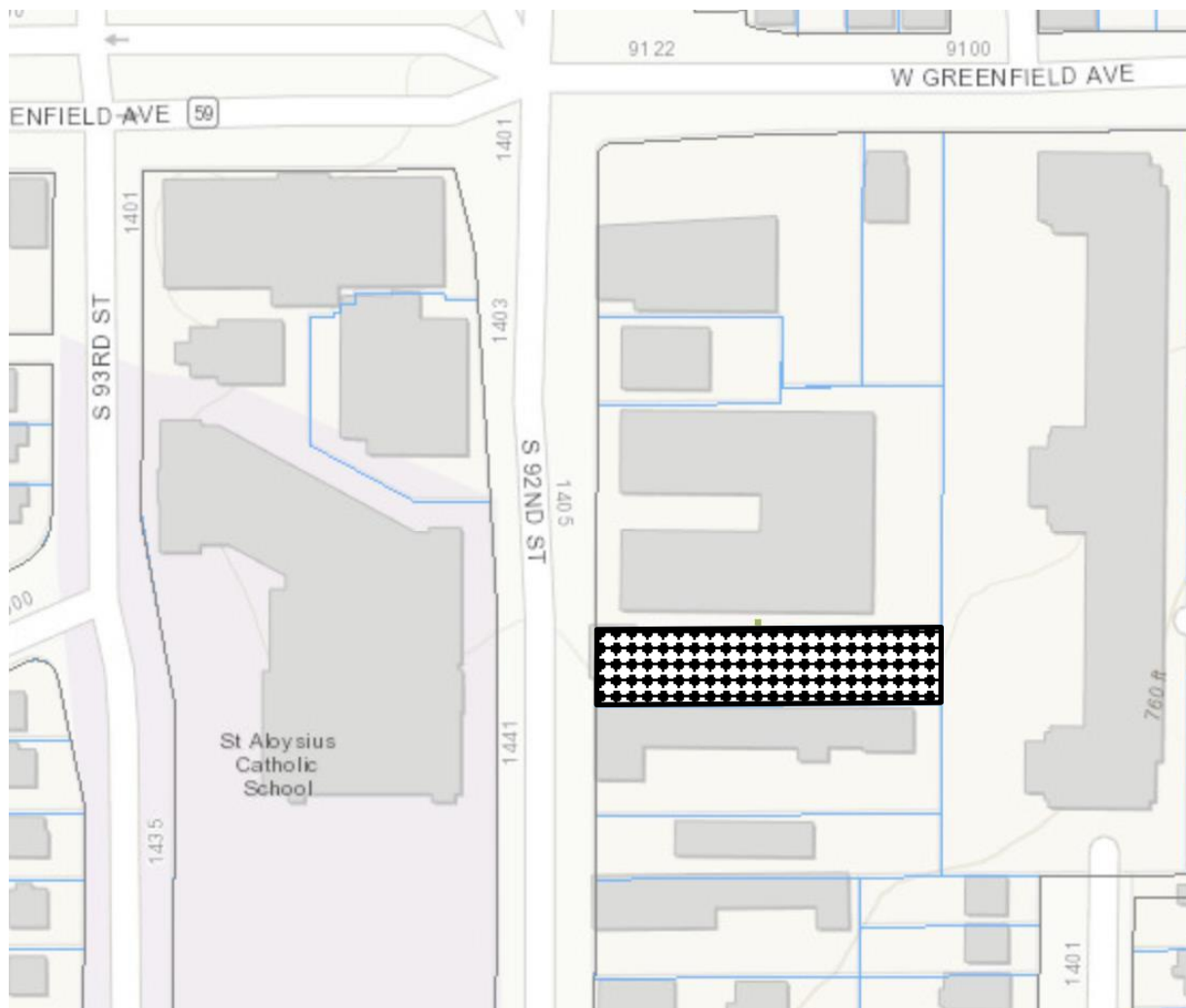
Exhibit A

Map and Legal Description

A tract of land being located in the Northwest ¼ of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Beginning at the Northeast corner of the Lot 9 in Block 1 of the Assessor's Plat No. 255; thence Southerly, 50.00 feet; thence Westerly, 264.00 feet, to the centerline of the South 92nd Street; thence Northerly, 50.00 feet, along said centerline; thence Easterly, 264.00 feet, to the Point of Beginning.

Said land contains 0.303 Acres, more or less.





Planning Application

Project Name 1436 S 92nd St - Garage Build

Applicant or Agent for Applicant

Name Andrew Lopac
 Company Best In Class Remodeling
 Address 2974 S 102nd St
 City West Allis State WI Zip 53227
 Daytime Phone Number 414-477-6827
 E-mail Address alopac@bestinclassremodeling.com
 Fax Number n/a

Agent is Representing (Tenant/Owner)

Name n/a
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____

Property Information

Property Address 1436-1440 S 92nd St West Allis, WI 53214
 Tax Key No. 451-0228-002
 Aldermanic District District 4, Ward 14
 Current Zoning RC-2
 Property Owner Andrew Lopac
 Property Owner's Address 2974 S 102nd St West Allis, WI 53227
 Existing Use of Property Rental
 Previous Occupant _____

Total Project Cost Estimate \$40,000

Application Type and Fee

(Check all that apply)

- ☐ Special Use: (Public Hearing Required) \$500
- ☐ Level 1: Site, Landscaping, Architectural Plan Review \$100
(Project Cost \$0-\$1,999)
- ☐ Level 2: Site, Landscaping, Architectural Plan Review \$250
(Project Cost \$2,000-\$4,999)
- ☒ Level 3: Site, Landscaping, Architectural Plan Review \$500
(Project Cost \$5,000+)
- ☐ Site, Landscaping, Architectural Plan Amendment \$100
- ☐ Extension of Time \$250
- ☐ Signage Plan Appeal \$100
- ☒ Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: RC-2 Proposed Zoning: C-2
- ☐ Request for Ordinance Amendment \$500
- ☐ Planned Development District \$1,500
(Public Hearing Required)
- ☐ Subdivision Plats \$1,700
- ☐ Certified Survey Map \$725
- ☐ Certified Survey Map Re-approval \$75
- ☐ Street or Alley Vacation/Dedication \$500
- ☐ Transitional Use \$500 (Public Hearing Required)
- ☐ Formal Zoning Verification \$200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- ☐ Completed Application
- ☐ Corresponding Fees
- ☐ Project Description
- ☐ One (1) set of plans (24" x 36") - check all that apply
 - ☐ Site/Landscaping/Screening Plan
 - ☐ Floor Plans
 - ☐ Elevations
 - ☐ Certified Survey Map
 - ☐ Other
- ☐ One (1) electronic copy of plans
- ☐ Total Project Cost Estimate

**Please make checks payable to:
City of West Allis**

FOR OFFICE USE ONLY

Plan Commission 1-27-21
 Common Council Introduction _____
 Common Council Public Hearing 2-2-21

Sponsored by
Ald. Kuehn, Danna
City of West Allis
Department of Development
DEC 31 2020
RECEIVED

Applicant or Agent Signature [Signature]

Date 12/31/2020

Property Owner Signature [Signature]

Date 12/31/2020



Oper: WALSHB1 Type: DC Drawer: 1
Date: 1/04/21 01 Receipt no: 255
GO DEV LVL 3 SITE-ARCH PLN R \$500.00
BEST IN CLASS REMODELING
CK CHECK PAYMEN 2350 \$500.00
Total tendered \$500.00
Total payment \$500.00

Trans date: 1/04/21 Time: 12:54:22



City of West Allis

Ordinance: O-2021-0011

File Number: O-2021-0011

Final Action:

Sponsor(s): Grisham and Kuehn

Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance are in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended to* rezone the subject properties from M-1, light industrial district to C-3, community commercial district in conformance with the 2030 Future Land Use plan:

331-33 S. 108 St. Tax Key No. 414-9990-001

1** Block of S. 108 St. Tax Key No. 414-9991-002

Inclusive of portions of right-of-way

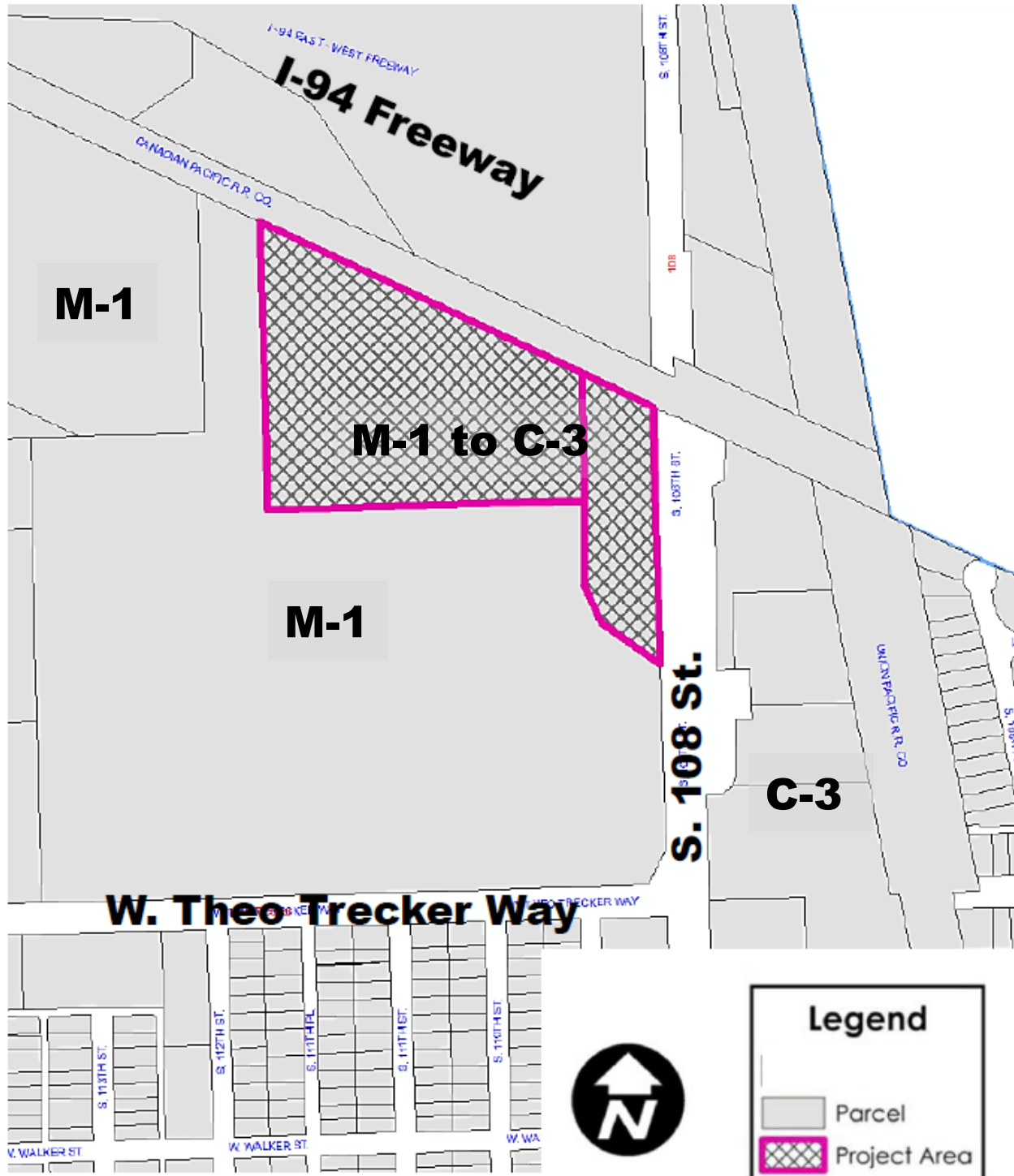
SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A and as legally described in Exhibit B.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

Exhibit A

Rezoning Map of subject rezoning to C-3, Community Commercial

Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 331-33 S. 108 St., and 1** Block of S. 108 St. from M-1, Light Industrial to C-3, Community Commercial District (Tax Key No. 414-9990-001 and 414-9991-002).



Rezoning for 414-9990-001 and 414-9991-002

331-33 South 108th Street

1** South 108th Street

West Allis, WI

A tract of land being located in the Northeast ¼ of Section 31, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Beginning at the Northeast corner of Parcel 1, of the Certified Survey Map No. 5857; thence Westerly, 898.67 feet; thence Northerly, 816.04 feet, to the South right-of-way of the SOO Line Railroad Company; thence Southeasterly, 1586.03 feet, along the said South line to the centerline of the South 108th Street; thence Southerly, 469.58 feet, along said centerline; thence Westerly, 60.00 feet, to the West right-of-way line of South 108th Street; thence Northwesterly, 204.02 feet; thence Northwesterly, 118.85 feet; thence Northerly, 239.62 feet, to the Point of Beginning.

Said land contains 16.376 Acres, more or less.



City of West Allis

Ordinance: O-2021-0012

File Number: O-2021-0012

Final Action:

Sponsor(s): Tenorio and Alderperson Vitale

Ordinance to amend the official West Allis zoning map amending section 12.05 relating to the following properties: 6500 W. Washington St., (Tax Key Nos. 439-0001-037); 1323 S. 65 St., (Tax Key Nos. 439-0139-002) and ~~1339-1347 S. 65 St. (439-0140-001)~~

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance shall be in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby *amended* to rezone the subject properties (inclusive of portions of City right-of-way) from M-1, light industrial district to C-3, community commercial district and in conformance with the 2030 Future Land Use plan:

1. 6500 W. Washington St., (Tax Key Nos. 439-0001-037)
2. 1323 S. 65 St., (Tax Key Nos. 439-0139-002)
3. ~~1339-1347 S. 65 St. (439-0140-001)~~

SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.



City of West Allis

Ordinance: O-2021-0012

File Number: O-2021-0012

Final Action:

Sponsor(s): Tenorio and Alderperson Vitale

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SECTION 2: ZONING MAP UPDATE The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

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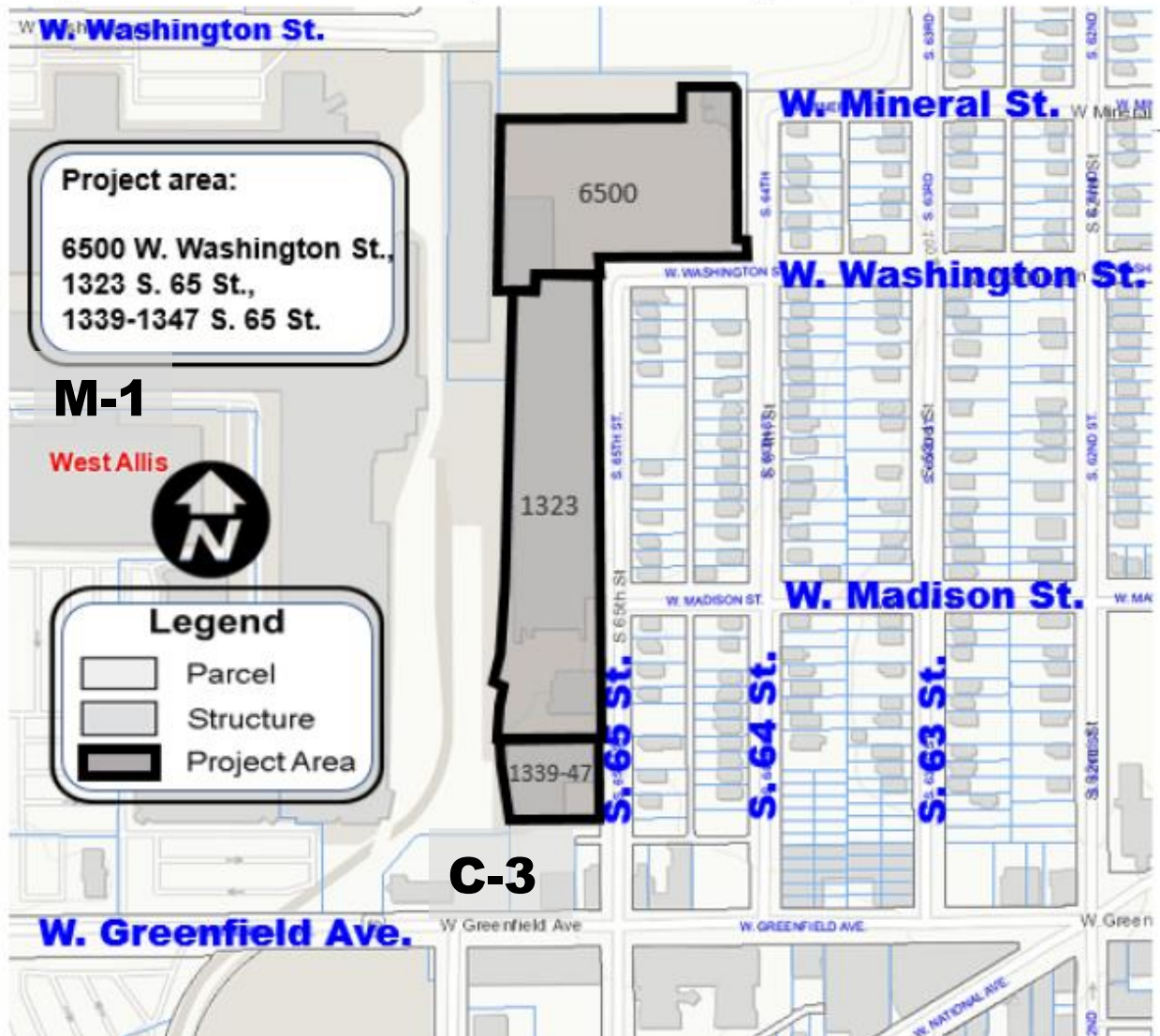
PASSED _____

APPROVED _____

Exhibit A

Rezoning Map of subject rezoning to C-3, Community Commercial

Proposed Land Use Map and Rezoning Map Amendments





City of West Allis

Ordinance: O-2021-0013

File Number: O-2021-0013

Final Action:

Sponsor(s): Tenorio and Alderperson Vitale

Ordinance to amend the official West Allis Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

WHEREAS, pursuant to Sec. 66.1001 of the Wisconsin Statutes, the City has prepared the Land Use Map Amendment, which indicates that no political subdivision may adopt an ordinance amending the Comprehensive Plan unless the political subdivision holds at least one public hearing at which the proposed ordinance is discussed; and

WHEREAS, The planning process was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the plan in compliance with Sec. 66.1001 of the Wisconsin State Statutes.

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class one notice, on the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: AMENDMENT The 2030 Future Land Use map identified in Chapter 10 of the City of West Allis Comprehensive Plan is hereby *amended* as follows to re-designate the Future Land Use Map from "Industrial and Office" to "Commercial" land use classification for the following properties:

1. 6500 W. Washington St., (Tax Key Nos. 439-0001-037)
2. 1323 S. 65 St., (Tax Key Nos. 439-0139-002)
3. ~~1339-1347 S. 65 St. (439-0140-001)~~

SECTION 2: LAND USE MAP UPDATE The 2030 Future Land Use Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.



City of West Allis

Ordinance: O-2021-0013

File Number: O-2021-0013

Final Action:

Sponsor(s): Tenorio and Alderperson Vitale

Ordinance to amend the official West Allis Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from Industrial and Office to Commercial Land Use

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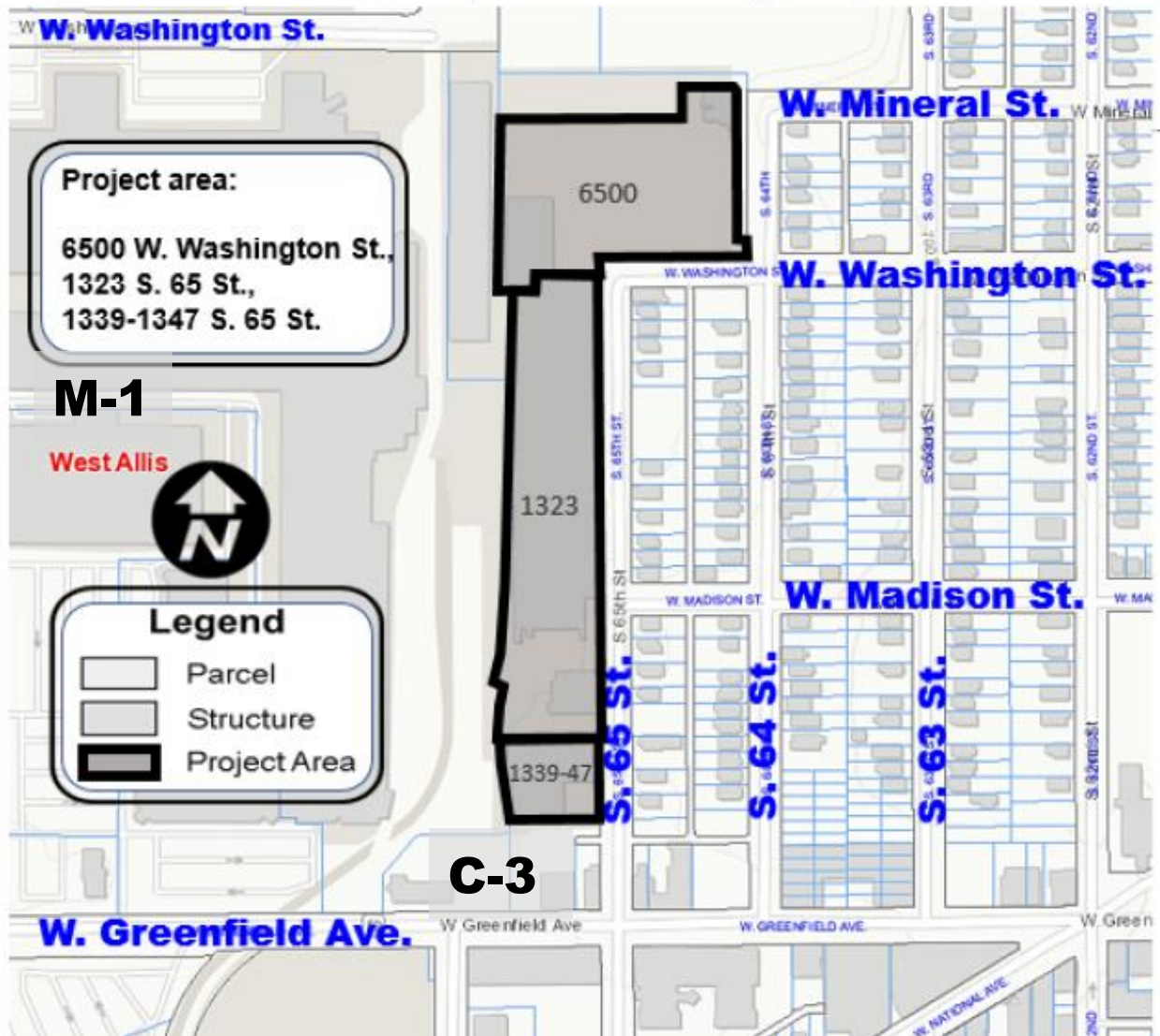
PASSED _____

APPROVED _____

Exhibit A

Rezoning Map of subject rezoning to C-3, Community Commercial

Proposed Land Use Map and Rezoning Map Amendments



**CITY OF WEST ALLIS
ORDINANCE O-2021-0008**

ORDINANCE AUTHORIZING CLERK TO ISSUE OPERATOR'S LICENSES

AMENDING SECTION 9.02(8)

WHEREAS, Wis. Stat. s. 125.17 says the common council may by ordinance authorize a designated municipal official to issue operator's licenses; and

WHEREAS, the city is required to issue an operator's license to any applicant who is qualified under Wis. Stat. s. 125.04(5); and

WHEREAS, only certain applicants for operator's licenses need to be reviewed by the common council based on their arrest or conviction records;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “9.02 Alcoholic Beverages” of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

9.02 Alcoholic Beverages

1. State Regulations. Except as otherwise provided herein, the provisions of Chapter 125 of the Wisconsin Statutes, relating to the sale of alcohol beverages, are adopted by reference and made a part hereof with the same force and effect as if fully set forth herein.

1m. Pursuant to Wis. Stat. § 125.51(3)(b), a retail “Class B” license authorizes the sale of intoxicating liquor to be consumed by the glass only on the premises where sold and also authorizes the sale of intoxicating liquor in the original package or container, in any quantity, to be consumed off the premises where sold.

2. License Required. No person, firm, partnership, corporation or association shall, within the City, sell, barter, exchange, offer for sale or have in possession with intent to sell, deal or traffic in fermented malt beverages or intoxicating liquor, in any quantity whatsoever, or cause the same to be done without having procured a license.

3. Applications for Class "A" and "B" Retail License.

- a. When and Where Filed. A written application for the licenses required by this section shall be filed with the City Clerk upon forms provided by the City Clerk. The application shall be filed with the City Clerk not less than fifteen (15) days prior to the granting of such license. Except as otherwise provided in

this chapter, the license fee shall be paid prior to the issuance of the license by the City Clerk. **[Ord. O-2018-0037, 9/18/2018]**

Such application shall be filed and completed in accordance with Sec. 125.04(3) of the Wisconsin Statutes. The City Clerk shall not accept an application from a foreign corporation, a foreign limited liability company or a person acting as an agent for or in the employ of another.

- b. Original Applications. Applicants seeking to establish a new licensed premise shall, upon application, pay a two hundred dollar (\$200) fee to defray the costs of building, plumbing, electrical, health and fire inspections. The fee shall be nonrefundable, but shall be applied to the license fee.
- c. Publication. The application shall be published at least once in the official City newspaper, and the costs of publication shall be paid by the applicant.
- d. Notice of Change In Application. Whenever anything occurs to change any fact set out in the application of any licensee, including the written premises description, such licensee shall submit a written notice of such changes to the City Clerk within ten (10) days prior to any change in any fact set out in the application and prior to the next available meeting of the License and Health Committee. It is within the discretion of the License and Health Committee and Common Council to approve or disapprove the change in the written premises description. The licensee shall pay a fee as specified in the most recent Schedule of Fees resolution. **[Ord. O-2018-0037, 9/18/2018]**
- e. Late Application. The Common Council may meet to consider and act upon any application for a Combination Class B or Combination Class A license, which has not been timely filed so that the Common Council may act upon the application at its regular meeting prior to the commencement of the license year, provided that any such application has been filed with the City Clerk at least fifteen (15) days prior to the special meeting of the Common Council. A late filing fee of one thousand dollars (\$1,000) shall accompany each such application to defray administrative expenses. The late filing fee shall be nonrefundable unless a quorum of the Common Council is not able to meet and shall be in addition to the license fee. **[Ord. O-2005-0033, 6/21/2005]**
- f. Provisional Retail License. Pursuant to Wisconsin Statutes Section 125.185, the City Clerk is authorized to issue provisional retail licenses. Licenses shall be granted only to applicants who have possessed a valid retail license for the sale of alcoholic beverages within the past year. The fee for such license shall be fifteen dollars (\$15) and shall be paid to the Clerk before issuance. **[Ord. O-2011-0022, 6/21/2011]**

3m. Class "C" Licenses. **[Ord. 6329, 9/2/1997]**

- i. Filing of Applications. A written application for a Class "C" license shall be filed with the City Clerk upon forms provided by the City Clerk. The application shall be filed with the City Clerk not less than fifteen (15) days prior to the granting of such licenses. Except as

otherwise provided in this chapter, the license fee shall be paid prior to the issuance of the license by the City Clerk. **[Ord. O-2018-0037, 9/18/2018]**

The application shall be filed and completed in accordance with Sec. 125.04(3) of the Wisconsin Statutes. The City Clerk shall not accept an application from a foreign corporation, a foreign limited liability company or a person acting as an agent for or in the employ of another.

ii. Publication. The application shall be published at least once in the official City newspaper and the costs of publication shall be paid by the applicant.

iii. Granting of License. A Class "C" license may be granted to an applicant only if the applicant meets the qualifications set forth in sec. 125.04(5) of the Wisconsin Statutes; the premises to be licensed is a restaurant in which the sale of alcohol beverages accounts for or will account for less than fifty percent (50%) of gross receipts; and the restaurant does not contain a barroom.

(1) No Class "C" license or permit may be issued for premises, the main entrance of which is less than three hundred (300) feet from the main entrance of any public or parochial school, hospital or church, except that this prohibition may be waived by a majority vote of Common Council. The distance shall be measured by the shortest route along the highway from the main entrance of the school, church or hospital to the main entrance of the premises covered by the license or permit.

(A) The prohibition in this subsection does not apply to any premises covered by a Class "C" license or permit on the date this ordinance is published or premises covered by a Class "C" license or permit prior to the occupation of real property within three hundred (300) feet thereof by any school, hospital or church building.

iv. Notice of Change. Whenever anything occurs to change any fact set out in the application of any licensee, including the written premises description, such licensee shall submit a written notice of such changes to the City Clerk within ten (10) days prior to the next available meeting of the License and Health Committee. All changes are subject to approval by the License and Health Committee prior to the granting of the license. It is within the discretion of the License and Health Committee and Common Council to approve or disapprove the change in the written premises description. The licensee shall pay a fee as specified in the most recent Schedule of Fees resolution. **[Ord. O-2018-0037, 9/18/2018]**

4. Right to Premises, Floor Plan, and Plan of Operation. **[Ord. O-2013-0014, 4/2/2013]**

a. No applicant will be considered unless the applicant has the right to possession of the premises described in the application for the license. The applicant shall

present documentation, in a form acceptable to the City Attorney, of proof of right to possession for the license period. Loss of the right to the premises subjects the license to immediate revocation.

- b. In any application for an alcohol beverage retail establishment license, excepting special Class B Beer and Wine Licenses, the applicant shall file a detailed floor plan on an 8 1/2-inch by 11-inch sized sheet of paper for each floor of the licensed premises. The floor plan shall include:
 - i. Area in square feet and dimensions of the licensed premises.
 - ii. Locations of all entrances and exits to the premises together with a description of how patrons will enter the premises, the proposed location of the waiting line, and the location where security searches or identification verification will occur.
 - iii. Locations of all seating areas, bars, and, if applicable, food preparation areas.
 - iv. Locations and dimensions of any alcohol beverage storage and display areas.
 - v. Locations and dimensions of any outdoor areas available at the premises for the sale, service or consumption of alcohol beverages.
 - vi. North point and date.
 - vii. Any other reasonable and pertinent information the License and Health Committee may require either for all applicants or in a particular case.
- c. Plan of Operation. A completed plan of operation on forms provided therefor by the Clerk. The plan of operation shall require: **[Ord. O-2014-0019, 4/1/2014; Ord. O-2018-0037, 9/18/2018]**
 - i. The current or planned hours of operation for the premises.
 - ii. The legal occupancy capacity of the premises.
 - iii. What plans the applicant has to insure the orderly appearance and operation of the premises with respect to noise and litter. This shall include a description of designated or likely outdoor smoking areas, the number and location of exterior and interior trash receptacles.
 - iv. What other types of business enterprises, if any, are planned or currently conducted at the premises.
 - v. What other licenses and permits, if any, are planned or currently issued for the premises.
 - vi. For applications for premises in locations that have not been licensed previously or within the past year under Section 9.02, whether the premises is less than three hundred (300) feet from any school, hospital, or church, pursuant to Section 9.02(4)(c)1 and Section 125.68(3) of the Wisconsin Statutes.
 - vii. The number of security personnel expected to be on the premises, their responsibilities, and the equipment they will use in carrying out their duties.
 - viii. Any other reasonable information the License and Health Committee may require either for all applicants or in a particular case.
- d. Renewals. For any renewal application for an alcohol beverage retail

establishment license for which there is no change in any information that is reported in the floor plan and plan of operation as submitted with the original or previous renewal application, the licensee may re-file the previous documents. The License and Health Committee may require changes to a floor plan or plan of operation based on the licensee's past operation.

- e. Alterations/Amendments. The floor plan and plan of operation are subject to approval by the License and Health Committee prior to the granting of the license and may be subject to the issuance of any building, zoning, or other permits. Applicants seeking such alterations or amendments shall submit a written notice of such changes to the City Clerk within ten (10) days prior to the next available meeting of the License and Health Committee. It is within the discretion of the License and Health Committee and Common Council to approve or disapprove the change in the written premises description and/or floor plan. The License and Health Committee may change all or part of the plan of operation or may impose additional requirements to address problems created by the licensee's operation. Applicants seeking an alteration or amendment to the floor plan or plan of operation shall pay a fee as specified in the most recent Schedule of Fees resolution and upon application. **[Ord. O-2014-0078, 11/18/2014; Ord. O-2018-0037, 9/18/2018]**

4m. Truth of Statements. All matters submitted in writing to the City by any applicant or licensee pertaining to an alcohol beverage license shall be true. Any person who submits in writing any untrue statement to the City in connection with any such license or application shall forfeit not more than five hundred dollars (\$500) together with the costs of prosecution, and in default shall be imprisoned in the Milwaukee County House of Correction for the maximum number of days set forth in Section 800.095(1)(b) of the Wisconsin Statutes. In addition, any license granted shall be subject to revocation and no alcohol beverage license of any kind whatsoever shall thereafter be granted to such person for a period of one year from the date of such revocation. **[Ord. O-2013-0014, 4/2/2013]**

5. Extension of Premises.

a. Outdoor Areas.

- i. Purpose. The licensing of outdoor areas for the possession, sale and consumption of fermented malt beverages and intoxicating liquors involves special considerations not associated with the licensing of building premises. Such considerations include control of public access to the premises, proper visibility, noise, lighting and public safety. Therefore, special regulations to protect the health, safety and welfare of the community are required and are herein set forth as a matter of public policy; however, nothing herein contained should be construed to in any manner act as a limitation upon or restriction of the general licensing authority of the Common Council under state and local laws and ordinances.
- ii. Authority. Outdoor areas may be included, as part of the licensed

premises, subject to the qualifications, conditions and special regulations set forth in this paragraph.

iii. Qualifications. An outdoor area, in order to qualify for consideration as part of the licensed premises, shall:

- (1) Be located on the same site as the building premises described in the license application. For purposes of this subsection, "same site" means one (1) parcel of property or multiple abutting parcels of property as long as the licensee complies with Section 9.02(5)(a) of this Code. **[Ord. O-2018-0037, 9/18/2018]**
- (2) The outdoor area shall conform to all setback requirements set forth in Chapter 12. **[Ord. 6105, 7/19/1994]**
- (3) The outdoor area shall not be located on property which abuts or is within two hundred (200) feet of other property zoned or used for residential purposes. For purposes of this subsection, measurements shall be made from the boundary of the outdoor area to the building on other property zoned or used for residential purposes. **[Ord. 6105, 7/19/1994]**

iv. Conditions. Qualified outdoor areas may be included as part of the licensed premises under the following conditions:

- (1) The outdoor area is screened from off-site view. In addition to planting materials, walls and/or fences shall be utilized to provide screening and to control access to the outdoor area; **[Ord. 6105, 7/19/1994]**
- (2) Lighting sources shall be shielded and so arranged to prevent spray onto adjacent properties. Flashing, intermittent or moving light or lights, and lights which are directed at any part of a traveled street or highway or which interfere with or obscure an official traffic device, sign or signal, are prohibited;
- (3) The site shall be constructed so as to assist in maintaining site noise within the standards set forth in Section 7.035(3) of this Code;
- (4) The outdoor area shall be constructed and arranged so as to limit the number of patrons to not more than twenty-five percent (25%) of the person per square foot capacity for the licensed building premises.

v. Special Regulations. The following special regulations shall apply to outdoor areas included as part of the licensed premises:

- (1) The closing hours during which no patron or guest shall be permitted to enter or remain in the outdoor area shall be between midnight (12:00 a.m.) and 10:00 a.m. **[Ord. 6105, 7/19/1994]**
- (2) A service bar from which patrons may, through a waiter or waitress, purchase intoxicating liquor or fermented malt

beverages, to be consumed by such patrons while seated at tables, shall be permitted. Patrons shall not be seated or permitted to be seated at the service bar.

- (3) No live music shall be permitted. Music which is mechanically or electronically reproduced shall be permitted, provided that said music is not audible beyond two hundred (200) feet. **[Ord. 6105, 7/19/1994]**

- (4) In addition to the special regulations, outdoor areas shall be subject to the provisions of this Code and Wisconsin Statutes relating to the possession, sale and consumption of alcoholic beverages. **[Ord. 6105, 7/19/1994]**

- vi. Site Plans. Outdoor areas shall be constructed and maintained in accordance with site plans approved by the Common Council.

Applicants for outdoor areas shall file a site plan with their license application, showing the following information:

- (1) The arrangement of all structures, paving and landscaping areas;
- (2) The land uses and general location of improvements on adjoining properties within five hundred (500) feet of the outdoor area;
- (3) Location and type of screening and/or landscape materials;
- (4) Location and type of lighting for the outdoor area;
- (5) Location of service bar, food preparation areas, tables, etc.;
- (6) Entrances and exits to the outdoor area, including provision for controlled access;
- (7) Such additional information as the Common Council may reasonably require.

- vii. Prior to acting upon any application to include an outdoor area as part of the licensed premises, the Common Council shall refer said application for recommendations to the Plan Commission, Police and Fire Departments, Health Department and the Department of Building Inspections and Zoning.

- viii. Nothing herein contained shall in any manner abridge the authority of the Common Council to stipulate such other and further qualifications, conditions and regulations as may be necessary to protect the public health, safety and welfare, or affect or limit the authority and discretion of the Common Council, under applicable state laws and local ordinances, to regulate the possession, sale and consumption of fermented malt beverages and intoxicating liquors.

- ix. Prior to granting the license to extend the premises outdoors, the fee shall be paid to the City Clerk. No fee is required for renewal unless the license holder wishes to change the site plan.

- x. This section shall not apply to licensed premises that are also "food establishments" as defined in section 7.04(1)(c) of the Revised

Municipal Code. The extension of premises for such establishments shall be governed by Chapter 12. **[Ord. 6573, 6/5/2001]**

b. Temporary Extension of Class "B" Tavern Licensed Premises for Special Events.

- i. Authority. The granting of a temporary extension of Class "B" fermented malt beverage or intoxicating liquor licensed premises for special events shall authorize the licensee to sell or serve fermented malt beverages and intoxicating liquors during the period of time and in the area described in the application for such temporary extension, as expressly approved by the Common Council. **[Ord. O-2018-0037, 9/18/2018]**
- ii. Eligibility. Any person holding a valid Class "B" tavern license may apply for temporary extension of such licensed premises for a special event. The area which the licensee wishes to include in any temporary extension of the licensed premises must be contiguous to the licensed premises and must either be owned by or be under the control of the licensee, or extend into or encroach upon public property or public thoroughfares. The applicant shall be required to enclose the extended licensed premises so that the ingress and egress of patrons may be monitored. If the extension is onto or in the public right of way, the application shall be accompanied by proof of insurance for comprehensive general liability in at least the following limits of coverage: \$300,000 each occurrence and \$300,000 aggregate for bodily injury; \$300,000 each occurrence and \$300,000 aggregate for property damage. The proof of insurance shall have an endorsement to indemnify and hold the City of West Allis harmless from any and all damages, judgments and claims which may be asserted against the City by reason of any damages or injuries sustained by any person or to any property by the extension onto or in the public right of way. The applicant shall also comply with all other applicable statutes, ordinances, resolutions and conditions.
- iii. (Reserved)

Editor's Note: Former Subsection (5)(b)2m, Farmers Market, added 2-7-2017 by Ord. O-2017-0004, was repealed 9-18-2018 by Ord. No. O-2018-0037.

iv. Applicant's Responsibility.

- (1) Application for the temporary extension of Class "B" tavern licensed premises for special events shall be made by an individual, or authorized agent in the case of a corporation, who shall be personally responsible for compliance with all of the terms and provisions of this Chapter.
- (2) The applicant shall be responsible for cleaning up the extended licensed area and shall provide containers for storage of refuse.

- v. Application. Application for the temporary extension of Class "B" tavern licensed premises shall be made in writing to the City Clerk on forms provided by the City Clerk. The application shall be signed by the applicant, if an individual, or by a duly authorized agent or officer, if a corporation or limited liability company, and shall be sworn to by the applicant. Such application shall contain the name of the licensee, the address of the existing licensed premises, the particular event or function for which the temporary extension of the licensed premises is sought, the date and period of time sought for the temporary extension of the licensed premises, a specific description of the area for which the temporary extension is sought, plans describing how the extended premises will be enclosed, and such other reasonable and pertinent information as the Common Council or the License and Health Committee of the Common Council may require. The application shall be filed at least thirty (30) days prior to the date of granting by the Common Council. Any application submitted within thirty (30) days, and no later than forty-eight (48) business hours, prior to the date of granting by the Common Council must be accompanied by a late fee of fifty dollars (\$50) in addition to the license fee. **[Ord. O-2007-0037, 10/2/2007]**
 - vi. Council Action. The Common Council may, in its discretion, grant or deny the application. If the application is denied, the City Clerk shall, in writing, notify the applicant of the decision and the Council's reasons for denial. In deciding whether to grant a license, the Common Council may consider, among other factors, the appropriateness of the location for which a temporary extension of licensed premises is sought, whether such location will create an adverse impact on other property in the neighborhood, and any other factors which reasonably relate to the public health, safety and welfare. More than three (3) temporary extension permits per licensing year shall be presumed to be unreasonable. **[Ord. O-2013-0004, 2/19/2013]**
 - vii. Issuance. In the event the Common Council grants the application for a temporary extension of licensed premises for special events, the City Clerk shall issue an appropriate document to the applicant confirming the granting of the license and specifying the date, period of time and specific location for which the extended licensed premises shall be in effect. Such document shall also contain any restrictions or conditions which the Common Council may place on such approvals. The City Clerk shall, within twenty-four (24) hours after the issuance of the approving document, inform the Chief of Police of the date, time, place and event.
- c. Expedited Temporary Extension of Class "B" and "Class B" Licensed Premises (EFFECTIVE UNTIL 3/8/2021: O-2020-0056)
- i. Eligibility. Any person holding a valid Class B license may apply under this subsection to the common council for temporary extension of such

licensed premises and any collateral entertainment licenses under the following conditions:

- (1) The extended premises must be contiguous to the licensed premises and must either be owned by or be under the control of the licensee or extend on to a public sidewalk.
- (2) The extended premises, other than premises extending on to a public sidewalk, shall be enclosed in a manner that the ingress and egress of patrons may be monitored.

ii. Use of Public Sidewalk. Any premises extended into a public sidewalk is granted a privilege to place only movable tables and chairs on that premises under the following conditions:

- (1) The licensee shall maintain a clear path 3 feet wide for pedestrian traffic.
- (2) The licensee assumes primary liability for damages to person or property. No bond is required.
- (3) The licensee is obligated to immediately remove any obstructions upon notice by the city
- (4) The licensee is not entitled to damages for removal of an obstruction, and if the licensee does not remove the obstruction upon notice, it may be removed at the licensee's expense.
- (5) Third parties whose rights are interfered with by the granting of a privilege have a right of action against the licensee only.

iii. Application. Licensees seeking to temporarily extend their licensed premises under this subsection shall submit to the City Clerk a complete and signed application on a form approved by the City Clerk. The application shall include the following information:

- (1) The name of the licensee
- (2) Contact information for the licensee or the agent of a corporate licensee
- (3) The address of the existing licensed premises
- (4) A visual depiction of the proposed extended premises and the permanently licensed premises
- (5) The combined person capacity of the permanent and temporary premises.

iv. Conditions. The following conditions shall apply to any temporary extension of licensed premises granted under this subsection unless further limited by the council:

- (1) No extended premises may remain open after 9:00 p.m. Sunday through Thursday.
- (2) No extended premises may remain open after 10:00 p.m. Friday through Saturday
- (3) A sufficient number of toilet facilities shall be provided to accommodate the combined person capacity of the permanent and temporary licensed premises.

- v. Council Action. The application shall be filed by 5:00 p.m. on the day prior to the date of the Common Council meeting to consider the application. The Common Council may, in its discretion, grant or deny the application. If the application is denied, the City Clerk shall, in writing, notify the applicant of the decision and the Council's reasons for denial, if any. deciding whether to grant a license, the Common Council may consider, among other factors, the appropriateness of the location for which a temporary extension of licensed premises is sought, whether such location will create an adverse impact on other property in the neighborhood, and any other factors which reasonably relate to the public health, safety and welfare. Issuance. For any granted applications and upon payment of a fee of \$50, the City Clerk shall issue an appropriate document to the applicant confirming the granting of the license. Such document shall also contain any restrictions or conditions which the Common Council may place on such approvals. The City Clerk shall, within twenty-four (24) hours after the issuance of the approving document, provide a copy of the same document to the Chief of Police.
- vi. Duration of Extended Premises and Automatic Re-Application. Applications granted under this subsection shall expire on the day after the subsequent meeting of the common council. Any application granted under this subsection shall be automatically resubmitted for council action at the next subsequent council meeting.
- 6. Investigation. The City Clerk shall notify the Chief of Police, Health Officer, Chief of the Fire Department and Building Inspector of each application, and these officials shall inspect or cause to be inspected each application and the premises, together with such other investigation as shall be necessary to determine whether the applicant and the premises sought to be licensed comply with the regulations, ordinances and laws applicable thereto, including those governing sanitation in restaurants, and whether the applicant is a proper recipient of a license. These officials shall furnish to the Common Council, in writing, the information derived from such investigation, accompanied by a recommendation as to whether a license should be granted or refused. No license shall be renewed without a reinspection of the premises and report as originally required.
- 7. Approval of Application. In determining the suitability of an applicant, consideration shall be given to the criteria set forth in § 125.04(5) of the Wisconsin Statutes, the appropriateness of the location and premises proposed, and generally the applicant's fitness for the trust to be reposed.
- 8. Granting of License. ~~[Ord. 6159 (repeal & recreate), 4/18/1995; Ord. 6405, [amend (8)(b) & (c)], 11/17/1998; Ord. O-2009-0033, 11/3/2009; Ord. O-2018-0037, 9/18/2018]~~
 - a. Upon the approval of ~~the~~ an application by the Common Council, the City Clerk shall issue to the applicant a license, subject to the provisions of this code. Section 9.02(3)(a) or Section 9.02(4)(a).
 - b. ~~Pursuant to §§ 125.26(1) and 125.51(1)(a), Wis. Stats.~~ In lieu of Common

- Council approval, the City Clerk ~~may~~ is authorized to issue temporary Class "B" licenses and permit underage persons to be on the premises ~~and temporary operator licenses~~ as provided in Wis. Stat. § 125.26(6), issue temporary "Class B" licenses and permit underage persons to be on the premises for the purpose of acting as designated drivers as provided in Wis. Stat. 125.51(10), ~~Wis. Stats., and issue operator's licenses as provided in Wis. Stat. § 125.17(1) without prior approval of the Common Council~~ when the following conditions are met to any of the following applicants:
- i. ~~The license application is approved by the Chairperson of the License and Health Committee, or, if the Chairperson is not available, by the Vice-Chairperson of the License and Health Committee. A person who is not a reviewable applicant.~~
 - ii. A reviewable applicant who has been granted an operator's license by the common council on a prior date and has no arrest or conviction record since the prior license was granted.
- c. Under this paragraph, "reviewable applicant" means any person who has any of the following:
- i. A pending criminal charge for any offense under Wis. Stat. § 111.335(4)(a);
 - ii. A conviction for an offense counted under Wis. Stat. § 343.307 within two years of the application date;
 - iii. A second or subsequent conviction for an offense counted under Wis. Stat. § 343.307 within five years of the application date;
 - iv. Convictions for three or more violations of Wis. Stat. § 343.44 within two years of the application date;
 - v. A conviction for any offense under Wis. Stat. Ch. 125 or any offense for which the consumption, possession, or sale of alcohol is an element within ten years of the application date, except no violation of Wis. Stat. § 125.07 may be considered unless the applicant has committed two or more violations within one year;
 - vi. A conviction for a felony offense where the sentence for confinement, extended supervision, or probation has ended within five years of the application date; or
 - vii. Convictions for three or more misdemeanors within five years of the application date.
- d. ~~At least one (1) of~~ For any temporary Class B license, the clerk shall notify the Alderpersons of the district in which the event is to be held that a license has been issued ~~approves the application.~~
- e. Applications for a temporary license must be received in the Clerk's Office at least five (5) business days prior to the event. An application for a temporary license received in the Clerk's Office five (5) business days prior to the event without approval of the Common Council must be accompanied by a late fee of fifteen dollars (\$15) in addition to the temporary licensee fee to defray administrative costs. An application filed less than five (5) business days prior to

the event must be accompanied by a late fee of twenty-five dollars (\$25) in addition to the temporary license fee to defray administrative costs.

9. Transfer and Lapse of License.

- a. A license shall be transferable from one premises to another, if such transfer is first approved by the Common Council. No licensee shall be entitled to more than one (1) transfer in any one license year. Application for transfer shall be made on a form furnished by the City Clerk at least fifteen (15) days prior to the next available meeting of the License and Health Committee. Proceedings for such transfer shall be had in the same form and manner as the original application. Whenever a license is transferred, the City Clerk shall forthwith notify the Wisconsin Department of Revenue of such transfer. The licensee shall pay a fee as specified in the most recent Schedule of Fees resolution. **[Ord. O-2018-0037, 9/18/2018]**
- b. A license shall be transferable from one person to another, as set forth in Sec. 125.04(12)(b) of the Wisconsin Statutes. If licensed premises are transferred to a new owner or tenant, the new occupant must apply for and receive, prior to commencing operations, a Class "B" retailer's license. This section shall apply to licenses held by corporations which transfer same to another corporate entity with or without changing agents to the agent or to other persons. The prospective licensee shall file a new application and pay the required fee, as if it were making an original application. If the applicant is a tenant or subtenant, he shall first secure and present to the Common Council written approval of such tenancy from the owner of such premises.

Preference to applicants for a transfer of any license issued under this subsection shall be given to licensee-tenants who are evicted or threatened with eviction for a refusal to pay an increase in rental in excess of ten percent (10%) of the rentals prevailing for the year next preceding the application for such transfer. A demand upon the part of the landlord that such tenant improve or cause improvements to be made to the real property or to the personal property appurtenant to the licensed premises at a cost which exceeds ten percent (10%) of the rentals prevailing for the year next preceding the application for such transfer shall be construed to be a demand upon the part of the landlord for an increase in rentals in excess of ten percent (10%) of such period.

- c. Whenever any licensee under this section shall not conduct his licensed business at the authorized location for a period of thirty (30) consecutive days, the license shall become subject to revocation, unless such thirty-day period shall, for good cause shown, be extended by the Common Council. **[Ord. 6224, 4/2/1996]**

10. Numbering, Expiration, and Posting of Licenses. **[Ord. O-2006-0016, 4/18/2006; Ord. O-2013-0014, 4/2/2013]**

- a. Each license holder shall be assigned a number which shall remain the same for that license holder annually except that the year when the license year commences shall change each license year, shall state clearly the specific premises for which granted, the date of issuance, the fee paid, the name of the

licensee, and a statement that the license shall expire on the 30th day of June thereafter, unless revoked by state law or City ordinance.

- b. Every person licensed under this section shall post the license and maintain it posted while in force in a conspicuous place in the room or place where alcohol beverages are drawn or removed for service or sale. It shall be unlawful for any person to post the license upon premises other than those identified in the application and grant, or to knowingly deface or destroy the license.
11. Lost Licenses. Whenever a license issued under this section or under Section 9.03 shall be lost or destroyed without fault on the part of the holder or his agent or employee, a duplicate license in lieu thereof under the original application shall be issued by the City Clerk upon payment of the fee and satisfying himself as to the facts.
12. General Conditions upon all Licenses. All retail Class A and B licenses granted hereunder shall be granted subject to the following conditions, and all other conditions of this section, and subject to all other ordinances and regulations of the City applicable thereto:
 - a. Every applicant procuring a license thereby consents to the entry of police or other duly authorized representatives of the City at all reasonable hours for the purpose of inspection and search, and consents to the removal from said premises of all things and articles there had in violation of City ordinances or State laws.
 - b. The license holder, and/or the employees and agents of the license holder, shall cooperate with police investigations of disturbances, intoxicated persons, underage persons and other violations of City and state laws. "Cooperate," as used in this subsection, shall mean calling the police when a disturbance of the peace or other violation occurs on the licensed premises and providing complete and truthful responses to police inquiries. A license holder shall also appear before the License and Health Committee when requested to do so and shall otherwise follow the lawful directives of the License and Health Committee.
[Ord. O-2008-0047, 10/7/2008]
 - c. Each licensed premises shall at all times be conducted in an orderly manner, and no disorderly, riotous or indecent conduct shall be allowed at any time on any licensed premises.
 - d. The licensee shall comply with all other provisions of this section and all other ordinances of the City of West Allis and the laws of the State of Wisconsin.

12m. Conditions upon Specific Licenses. The common council may impose any of the following conditions specifically upon a new Class A or Class B license at the time the license is granted. The council may impose any of the following conditions specifically upon an existing licensee only with the licensee's consent.

- a. The license shall conduct a principal business on the premises particularly described by the common council. Examples include those types of businesses described in Wis. Stat. § 125.32(3m).

b. The licensee shall maintain the property and licensed premises so it is consistent with the landscaping and architectural design plans approved by the common council.

c. The licensee shall video record all activities taking place on the licensed premises, except within bathrooms and areas inaccessible to customers, and retain a copy of that video for at least 7 days. The video resolution must have at least 640 pixels horizontally and 480 pixels vertically. The licensee shall provide a copy of any video recording in the licensee's possession within 48 hours after receiving a request for video from a law enforcement officer.

d. The licensee shall maintain certain security measures particularly described by the common council. Examples include lighting requirements, staffing minimums, and photographic identification scanners.

e. The licensee shall maintain the layout of the licensed premises consistent with the layout plan approved by the common council.

f. The licensee may not promote or conduct certain activities particularly described by the common council. Examples include live music and drink specials.

13. Restrictions.

a. In General. The following restrictions shall apply to the granting of licenses:

i. A retail Class "B" fermented malt beverage or intoxicating liquor license shall be issued only for that portion of the premises located on the street level, unless specifically extended by the authority of the Council. This subsection shall not apply to a bona fide club, hotel, bowling alley, lodge room, labor union or ex-servicemen's post.

ii. No retail Class B fermented malt beverage or intoxicating liquor license or Class C license shall be issued unless the premises is conformed to the sanitary, safety and health requirements of the State Building Code, and the licensee satisfactorily demonstrates compliance with the rules promulgated by the Department of Agriculture, Trade, and Consumer Protection in regard to restaurant sanitation during a sanitation inspection from the West Allis Health Department as set forth in Wis. Stat. Sec. 125.68(5) and West Allis Revised Municipal Code Section 7.04(6). **[Ord. O-2017-0013, 3/21/2017]**

b. It shall be unlawful for any person to sell, dispense or serve alcohol beverages by means of a drive-through facility. In this section, "drive-through facility" means any vehicle related commercial facility in which a service is provided or goods, food or beverages are sold, served or dispensed to an operator or passengers of a vehicle without the necessity of the operator or passengers disembarking from the vehicle. **[Ord. 6110, 7/19/1994]**

c. No "Class A" license may be granted for any premises where gasoline or diesel

fuel is sold at retail in connection with the premises, except that this restriction does not apply if:

- i. The "Class A" license contains the condition that retail sales of intoxicating liquor are limited to cider; or
- ii. The premises for which the "Class A" license is issued is connected to premises where gasoline or diesel fuel is sold at retail by a secondary doorway that serves as a safety exit and is not the primary entrance to the "Class A" premises.

14. Health Rules. Each premises shall be maintained in a sanitary manner and shall be a safe and proper place for the purpose for which used. The Health Commissioner of the City may make reasonable and general rules for the sanitation of all places of business possessing licenses under this section. Such rules or regulations may be classified and made applicable according to the class of business conducted. All such rules and regulations and infractions thereof may be punished as a violation of this section.

15. Closing Hours. **[Ord. O-2018-0037, 9/18/2018]**

- a. No premises for which a Class "B," "Class B," or a Class C license or permit is issued may remain open between the hours of 2:00 a.m. and 6:00 a.m. On Saturday and Sunday, the closing hours shall be between 2:30 a.m. and 6:00 a.m. except that, on the Sunday that daylight saving time begins as specified in Sec. 175.095(2) of the Wisconsin Statutes, the closing hours shall be between 3:30 a.m. and 6:00 a.m. On January 1 premises operating under a Class "B" or "Class B" license are not required to close.
- b. Between 9:00 p.m. and 8:00 a.m. no person may sell fermented malt beverages or intoxicating liquor on Class B or Class C licensed premises in an original unopened packages, container or bottle or for consumption away from the premises.
- c. Class "A" and "Class A" premises may remain open for the conduct of their regular business but may not sell fermented malt beverages between 9:00 p.m. and 8:00 a.m. Section 9.02(18)(a) of this Code does not apply to Class "A" premises between 9:00 p.m. and 8:00 a.m. or at any other time during which the sale of fermented malt beverages or intoxicating liquor is prohibited.
- d. Hotels and restaurants, the principal business of which is the furnishing of food and lodging to patrons, bowling centers, movie theaters, painting studios, indoor golf and baseball facilities, indoor horseshoe-pitching facilities, curling clubs, golf courses and golf clubhouses may remain open for the conduct of their regular business but may not sell fermented malt beverages during the hours specified in paragraph (a) of this subsection.
- e. No person shall enter or remain upon licensed premises while such premises are closed, pursuant to statute or ordinance. This section shall not apply to the license holder or agents and employees of the license holder who are performing bona fide services related to the licensed business.

16. Operator's Licenses. **[Ord. O-2003-0038, 6/3/2003; Ord. O-2013-0014, 4/2/2013]**

- a. Operator's License. An operator's license shall entitle the holder thereof to work as an operator upon premises licensed under a retail Class "A" intoxicating

liquor or fermented malt beverage license, a retail Class "B" intoxicating liquor or fermented malt beverage license, or a retail Class "C" wine license. Such licenses will be issued by the Common Council only to persons meeting the requirements set forth in Sections 125.04(5) and 125.17(6) of the Wisconsin Statutes. The license shall be valid for a period of two (2) years, except that it shall be deemed to have been issued July 1 and shall expire on June 30 of the second year.

b. Provisional Operator's License. **[Ord. O-2018-0037, 9/18/2018]**

- i. The City Clerk is the official charged with issuing and revoking a provisional operator's license. A provisional license requires an additional fee as specified in the most recent Schedule of Fees resolution.
- ii. Standards for a provisional license, unless the applicant has a certified copy of a license issued by another municipality, are as follows:
 - (1) The applicant has applied for an operator's license;
 - (2) The applicant for a provisional operator's license shall complete an application attesting he/she has not been convicted of any crime against life and bodily injury, against children, or a violent crime against a child, as set forth in Sec. 111.335 (4) of the Wisconsin Statutes, or crime that substantially relates to the licensing activity. Any false statements made by the licensee on the application may result in revocation of the license by the City Clerk.
 - (3) No provisional operator's license may be issued to a person who has been previously denied an operator's license by the Council.
 - (4) The applicant must provide evidence of completion or enrollment in a responsible beverage server course.
- iii. Such provisional license shall be valid for not to exceed sixty (60) days or until action of the Common Council, whichever first occurs.

c. Temporary License. The City Clerk is authorized to issue a temporary operator's license to applicants meeting the qualifications of Subsection (a) if the applicant will be employed by or donating his services to nonprofit corporations and has not held another temporary license during the license year. The temporary license shall be valid for up to fourteen (14) days and the period for which it is valid shall be stated on the license.

d. Application. A written application shall be filed biennially with the City Clerk, stating the name, residence, age and sex of the applicant. The application shall be referred to the Chief of Police for a report. A license fee and record check fee must accompany the application. There will be no refund of the fees if the license is not subsequently granted.

e. Possession. Each person who holds an operator's license shall carry that license on his person while engaged in serving alcoholic beverages.

17. Loitering by Underage Persons Where Alcohol is Illegally Served. **[Ord. 6188 (repeal & recreate), 9/19/1995]**

- a. No underage person shall enter, remain or loiter in any public or private place with the knowledge that any fermented malt beverage or other alcohol beverage is being sold, dispensed, served, given away or made available to underage persons.
 - b. This subsection shall not apply to underage persons who are accompanied by a spouse who has attained the legal drinking age or a parent or guardian.
 - c. No adult may knowingly suffer or permit any underage person to enter, remain or loiter in any premises, public or private, where alcohol beverages are served, sold, dispensed, given away or made available to underage persons, unless such underage person is accompanied by a spouse who has attained the legal drinking age, a parent or guardian.
18. List of Employees and Performers.
- a. Every person holding a Class "B" Fermented Malt Beverage or Intoxicating Liquor License shall maintain a current list of all persons employed to work in the premises. The list shall also include those persons employed to work after closing hours for the purposes of cleaning the premises.
 - b. Every person holding a Class "B" Fermented Malt Beverage or Intoxicating Liquor License who affords patrons entertainment by, or performance of, any act, stunt, music, song or dance by performers under his auspices, whether such performances are paid or not, shall maintain a current list of all performers who perform in the licensed premises.
 - c. The lists required above shall contain the name or names (legal, trade and alias), current address and date of birth of each employee or performer and shall be provided to any police officer upon request.
19. Entertainment Standards.
- a. No person shall, on a licensed Class "B" fermented malt beverages or intoxicating liquor premises, perform acts of or acts which constitute or simulate:
 - i. Sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law; or,
 - ii. The touching, caressing or fondling of the breast, buttocks, anus or genitals; or,
 - iii. The displaying of human genitals, buttocks or pubic area or the female breast below the top of the areola.
 - b. No person shall, on a licensed premises, use artificial devices or inanimate objects to perform, simulate or depict any of the prohibited conduct or activities described in subsection (a).
 - c. It shall be unlawful for any person to show, display or exhibit on a licensed premises, any film, video, still picture, electronic reproduction or any other visual reproduction or image of any act, other visual reproduction or image of any act or conduct described in subsections (a) and (b).
 - d. No person holding a Class "B" fermented malt beverage or intoxicating liquor license, nor his agents or employees, shall allow or permit in or upon the licensed premises any act or conduct described in subsections (a), (b) and (c).

20. License Suspension, Revocation or Nonrenewal. **[Ord. O-2013-0014, 4/2/2013]**

a. Causes. Any license issued under this section may be suspended, revoked, or non-renewed for cause by the Common Council after notice to the licensee and a hearing. Licenses may be suspended, revoked, or not renewed for the following causes:

- i. The making of any material false statement in any application for a license.
- ii. The conviction of the licensee, his agent, manager, operator, or any other employee for keeping a gambling house or a house of prostitution or any felony related to the licensed operation.
- iii. A showing that the licensee has violated any state law or City ordinance prohibiting the sale of intoxicating liquors or fermented malt beverages to underage persons or to any person who is intoxicated or bordering on intoxication.
- iv. The violation of any of the applicable provisions of Section 9.02.
- v. The violation of any of the excise laws of this state, or failure to provide proof that the licensee is in good standing as required by Sections 77.61(1) and 125.04(5)(a) of the Wisconsin Statutes.
- vi. The licensed premises is operated in such a manner that it constitutes a public or private nuisance or that conduct on or emanating from the licensed premises, including but not limited to loud and raucous noise, has had a substantial adverse effect upon the health, safety, convenience or prosperity of the immediate neighborhood.
- vii. Failure of the licensee to operate the premises in accordance with the floor plan or plan of operation submitted pursuant to Section 9.02(5).
- viii. If the licensee is a corporation or licensed limited partnership, the conviction of the corporate agent, officers, directors, members or any shareholders holding twenty percent (20%) or more of the corporation's total or voting stock, or proxies for that amount of stock, or any of the offenses enumerated in Section 125.12(2)(ag) of the Wisconsin Statutes.
- ix. Any of the grounds set forth in Section 125.12(2)(ag) of the Wisconsin Statutes.
- x. The licensee is a habitual law offender as set forth in 125.04(5)(b) of the Wisconsin Statutes.
- xi. The failure to pay any tax or forfeiture as provided in Section 1.08(a).
- xii. The City has been notified pursuant to Section 125.33(7)(b) and 125.69(4)(b) of the Wisconsin Statutes, that the licensee has failed to pay for alcohol beverages.

b. State Law Applicable. Except as otherwise provided herein, the provisions of Section 125.12(2)(ag) to (c) and 125.12(3) of the Wisconsin Statutes, shall be applicable to proceedings for the suspension, revocation, and nonrenewal of all licenses granted under this section.

c. Commencement of Proceedings. Suspension, revocation, or nonrenewal proceedings may be instituted by the License and Health Committee of the

Common Council upon its own motion, upon sworn written charges made and filed with the Clerk/Treasurer by the Chief of Police, or upon a sworn written complaint filed with the Clerk/Treasurer by any City resident.

d. Procedure.

- i. Upon receipt of a sworn complaint, either from the Chief of Police, a resident of the City, or upon directive of the Committee, the License and Health Committee shall direct the City Attorney to prepare a summons and have the summons and complaint served upon the licensee pursuant to Section 125.12(2)(ar) of the Wisconsin Statutes.
- ii. The summons and complaint shall contain: the date and time for appearance by the licensee; a statement of the Common Council's intention to suspend, revoke, or not renew the license in the event any of the allegations are found to be true; a statement of the reasons for suspension, revocation, or nonrenewal; notification to the licensee of an opportunity to be heard, respond to and challenge the reasons for suspension, revocation, or nonrenewal and to present and cross examine witnesses under oath; notification to the licensee of the right to be represented by counsel of the licensee's choice and at the licensee's expense.
- iii. If the licensee fails to appear on the date and time designated in the summons, the License and Health Committee may enter a default judgment and take the allegations of the complaint to be true. The License and Health Committee shall then deliberate on what sanction, if any, to impose consistent with Section 125.12 of the Wisconsin Statutes.
- iv. If the licensee appears before the License and Health Committee at the date and time designated in the summons and denies the material charges contained in the complaint, an evidentiary hearing shall be scheduled. If the licensee does not appear or appears but does not deny the material charges contained in the complaint, the complaint may be taken as true and the Committee shall hear the arguments of the complainant and, if applicable, the licensee in connection with whether to non-renew, revoke or suspend the license and the length of the suspension.
- v. If the matter proceeds to hearing before the Committee, the following procedures shall apply:
 - (1) The complainant shall first present evidence in support of the complaint.
 - (2) After the complainant rests, the licensee may present evidence in opposition to the charges.
 - (3) The complainant and licensee may subpoena and present witnesses. All witnesses shall testify under oath or affirmation and shall be subject to cross examination.
 - (4) The complainant and licensee shall each be limited to one (1) hour for testimony unless the Chair, subject to approval of the

Committee, extends the time to assure a full and fair presentation.

(5) Questions by Committee members or the advising City Attorney and answers to such questions shall not be counted against the time limitations.

(6) At the close of testimony, the complainant and licensee shall be given a reasonable time to make arguments upon the evidence produced at hearing.

e. Miscellaneous Procedural Matters.

i. At all stages of the proceedings, the licensee shall be entitled to appear in person or by an attorney of his own expense.

ii. If the complaint is in the name of the Committee or is brought by a City official in his/her official capacity, the complainant shall be represented by a prosecuting City Attorney.

iii. The Committee shall be, when required, advised by an advisory City Attorney who shall not be the same individual as the prosecuting City Attorney.

iv. The Chair of the License and Health Committee shall be the presiding officer. The Chair shall direct that oaths and affirmations be administered and subpoenas issued upon request of either side. The Chair shall ensure that an orderly hearing is conducted in accordance with the provisions of this section. The Chair shall rule on objections to the admissibility of evidence. Any ruling of the Chair shall be final unless appealed to the Committee and a majority vote of those members present and voting reverses such ruling.

v. An audio recording or stenographic record shall be made of all proceedings at the hearing. Any interested party may obtain a copy of the recording or transcript at his or her own expense.

f. Findings and Recommendations.

i. After the close of the hearing, the Committee shall deliberate and reach a decision. The Committee shall prepare findings on factual matters, conclusions of law, and a recommendation on what action, if any, should be taken with regard to the license(s) at issue. The report shall be filed with the City Clerk/Treasurer with a copy to the licensee and complainant. The findings and recommendations shall be distributed to each member of the Common Council.

ii. The licensee and complainant may file a written statement or response to the findings and recommendation, including objections, exceptions, and arguments of fact and law. A written statement must be filed with the City Clerk/Treasurer before the close of business on a day that is at least three (3) working days prior to the date set for determination by the Common Council. Copies of written statements shall be provided to each member of the Common Council at least twenty-four (24) hours before any vote on the matter is scheduled before the Common

Council.

g. Common Council Action.

- i. Not less than five (5) working days prior to the matter being scheduled before the Common Council, the Clerk/Treasurer shall notify the licensee and complainant by U.S. first class mail, postage prepaid, sent to the last known address, that the Common Council will convene to determine the matter.
- ii. Unless an alderperson states that he/she has not read the findings and recommendations, and written statements, if any, the matter shall proceed to debate amongst members of the Common Council. Neither the complainant nor the licensee shall be permitted to make oral arguments.
- iii. The Common Council shall determine by a majority vote of those in attendance and voting whether to adopt the recommendation of the Committee or make such modification as is deemed appropriate. Such vote shall be a roll call vote. Upon an affirmative vote suspending, revoking, or not renewing the license(s), the Clerk/Treasurer shall give notice to the person whose license is affected. If the Common Council finds the complaint to be untrue or unsupported by sufficient evidence, the proceedings shall be dismissed without cost to the accused.

h. Surrender of License.

- i. A licensee may, at any time during the license year surrender a license to the City Clerk/Treasurer, along with a statement, in writing, that the licensee no longer wishes to conduct licensed activity at the licensed premises.
- ii. The Clerk/Treasurer shall notify the License and Health Committee of the surrender. Except as set forth in Subsection (h)3. below, the surrender shall operate to extinguish any right the licensee had to the license or to conduct licensed activity at the premises listed in the license.
- iii. If a summons and complaint has been issued against the licensee seeking suspension, revocation, or nonrenewal of the license, the surrender of the license shall be deemed a request and the matter shall be referred to the License and Health Committee. The Committee may approve the request or deny the request and proceed to hearing.
- iv. Any request to have a surrendered license returned shall be treated as a new license application and the requestor must fill out the required applications and pay the required fees. The request shall thereafter be treated as all other new license applications.

21. Fees. The following fees for licenses shall be paid to the City Clerk/Treasurer prior to issuance of the license:

- a. Class B Beer: \$50.
- b. Class B Liquor: \$250.
- c. Class A Beer: \$150. **[Ord. O-2009-0033, 11/3/2009]**
- d. Class A Liquor: \$500. **[Ord. O-2006-0008, 2/7/2006]**

- e. Temporary Extension of Class B Premises: \$70. [**Ord. 6055, 11/15/1993; Ord. O-2009-0033, 11/3/2009**]
 - f. Transfer of Class A or B Licenses: \$10.
 - g. Duplicate License: \$10. [**Ord. O-2009-0033, 11/3/2009**]
 - h. Operator's License: \$90. [**Ord. 6055, 11/15/1993; Ord. 6215, 3/5/1996; Ord. O-2003-0038, 6/3/2003; Ord. No. O-2009-0012, 3/17/2009**]
 - i. Provisional Operator's License: \$15.
 - j. Temporary Operator's License: \$15. [**Ord. No. O-2009-0012, 3/17/2009**]
 - k. Special Class B Beer and Wine License: \$10 per event.
 - l. Outdoor area included in licensed premises: \$200 one-time fee.
 - m. Class C: \$100. [**Ord. No. 6329, 9/2/1997**]
 - n. Hearing to exceed quota: \$100. [**Ord. O-2007-0031, 9/4/2007**]
 - o. Publication: \$15. [**Ord. O-2009-0033, 11/3/2009**]
22. Presence of Underage Persons On Specified Dates When No Alcohol Beverages Are Sold. [**Ord. O-2012-0020, 6/19/2012**]
- a. Underage persons may enter or remain on a Class "B" or "Class B" licensed premises, as set forth in Wisconsin Statutes § 125.07(3)(a)(10), under the following conditions:
 - i. Notification of Dates. The licensee or agent shall notify the Police Chief at least seven (7) days prior to any date on which underage persons will be permitted to enter and remain on the premises. The time period may be waived by the Police Chief or a designee upon determination of good cause or special circumstances.
 - (1) Each event shall require separate notification. Notification shall be in writing and contain the following information: dates and times of the event; specific nature of the event, including description of entertainment; number of persons expected on the premises.
 - ii. Regulations. The operation of a licensed premises during those times when underage persons are on the premises under this section shall be subject to the following regulations:
 - (1) There shall be at least a one-hour period between the serving of the last alcohol beverage and the commencement of operations under this section.
 - (2) No alcohol beverages may be consumed, sold or given away in any part of the licensed premises.
 - (3) All alcoholic beverages on tables shall be removed.
 - (4) The licensee, the agent named in the license if the licensee is a corporation, or a person who has an operator's license shall be on the premises during the event unless all alcohol beverages are stored in a locked portion of the premises.
 - (5) The licensee shall be responsible for the adequate supervision of the premises, and such supervision shall consist of adult persons twenty-one (21) years of age or older.

- (6) Closing hours shall be no later than 1:00 a.m. on weekdays and 1:30 a.m. on Saturdays and Sundays.
 - (7) No persons under age seventeen (17) shall be allowed on the premises, unless accompanied by a parent.
 - (8) All underage persons must be off the licensed premises at least thirty (30) minutes prior to the resumption of alcohol beverage sales.
- 23. Late Fees. Any application for renewal of licenses submitted after April 30 shall be subject to the applicable late fee listed below and shall be paid to the City Clerk for deposit with the City Treasurer prior to issuance of the license: **[Ord. O-2014-0095, 12/16/2014]**
 - a. Class B Beer: \$50.
 - b. Class B Liquor: \$50.
 - c. Combination Class B Beer and Liquor: \$100.
 - d. Class A Beer: \$50.
 - e. Class A Liquor: \$50.
 - f. Combination Class A Beer and Liquor: \$100.
 - g. Class C: \$50.
- 24. Priority of License Applications. Multiple applications for "Class B" liquor license(s) available under quota. **[Ord. O-2015-0047, 10/6/2015]**
 - a. If more than one complete license application is timely filed with the City Clerk for any available "Class B" liquor license, the City Clerk shall require each applicant to complete a supplemental questionnaire regarding the benefits/impacts of such proposed licensed establishment. Such supplemental questionnaire shall seek information from the applicant as to the following:
 - i. Number of jobs to be created should the license be granted to the applicant.
 - ii. Scope and cost of any improvements the applicant intends to make to the location sought to be licensed.
 - iii. Size of premises for which the license is sought, including proposed seating capacity of such premises.
 - iv. Certainty of such venture and expected opening date.
 - v. Potential negative impacts on the neighborhood and how they will be addressed/ameliorated.
 - vi. Potential policing costs.
 - vii. What type of business and clientele the establishment intends to cater to.
 - b. The City Clerk shall forward all license application materials to the License and Health Committee for review.
 - c. The License and Health Committee shall review all materials submitted. Its recommendation to the Common Council on granting such available "Class B" license(s) shall be based upon its determination as to which application will provide the most benefit to the City with the fewest negative impacts. In making its recommendation, the License and Health Committee shall evaluate the factors set forth in Subsection (1) for each license application. The License and

Health Committee, in its recommendation, shall indicate how each factor is met and to what extent. The order in which applications were received shall be given no weight.

- d. In granting such license, the Common Council shall give consideration to the recommendation of the License and Health Committee and shall also make its own determination regarding the factors set forth in Subsection (1) above. Any license decision to grant a license where multiple complete applications for such license are timely filed with the Clerk's office shall be based upon the Council's determination as to which application the Council determines shall provide the most economic benefit to the City.

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

(Submit to municipal clerk.)

For the license period beginning: 04/21/2021 ending: 06/30/2021
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of } West Allis

County of Milwaukee Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☐ Limited Liability Company
☐ Partnership ☒ Corporation/Nonprofit Organization

| TYPE OF LICENSE REQUESTED | FEE |
|--|---------------|
| <input checked="" type="checkbox"/> Class A beer | \$ |
| <input type="checkbox"/> Class B beer | \$ |
| <input type="checkbox"/> Class C wine | \$ |
| <input checked="" type="checkbox"/> Class A liquor | \$ 400 |
| <input type="checkbox"/> Class A liquor (cider only) | \$ N/A |
| <input type="checkbox"/> Class B liquor | \$ |
| <input type="checkbox"/> Reserve Class B liquor | \$ |
| <input type="checkbox"/> Class B (wine only) winery | \$ |
| Publication fee | \$ 15 |
| TOTAL FEE | \$ 415 |

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

SKOGEN'S FOODLINER, INC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

| | | | |
|-----------------------------------|---------|---------------|--|
| President / Member Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| SKOGEN | MARK | DAVID | 1650 HAWTHORNE HEIGHTS DR DE PERE 54116 |
| Vice President / Member Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| Secretary / Member Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| STOA | KIRK | ALLAN | N6818 JO JOHNSON RD HOLMEN 54636 |
| Treasurer / Member Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| STOA | KIRK | ALLAN | N6818 JO JOHNSON RD HOLMEN 54636 |
| Agent Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| KAEHNE | KYLE | ROBERT | 510 EVERGREEN TERR KEWASKUM, WI 53404 |
| Directors / Managers Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |

1. Trade Name **FESTIVAL FOODS** Business Phone Number

2. Address of Premises 11111 W. GREENFIELD AVE. WEST Post Office & Zip Code WEST ALLIS 53214

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

73,766 SQ FT STORE INCLUDING DESIGNATED PARKING STALLS FOR CLICK N GO

PICK UP. MAPS INCLUDED.


4. Legal description (omit if street address is given above):

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☐ Yes ☒ No


(b) If yes, under what name was license issued?

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date 10/07/99 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☒ Yes ☐ No
If yes, explain.
FESTIVAL LOCATIONS THROUGHOUT WISCONSIN
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

| | | |
|--|-------------------------------|---------------|
| Contact Person's Name (Last, First, M.I.) Skogen, Mark David | Title/Member CEO/President | Date |
| Signature  | Phone Number 920-964-3400 | Email Address |

TO BE COMPLETED BY CLERK

| | | | |
|--|---|---------------------------------|---|
| Date received and filed with municipal clerk <u>1-12-21</u> | Date reported to council / board <u>2-2-21</u> | Date provisional license issued | Signature of Clerk / Deputy Clerk  |
| Date license granted | Date license issued | License number issued | |

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village of West Allis County of Milwaukee
☒ City

The undersigned duly authorized officer/member/manager of Skogen's Foodliner, Inc.
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Festival Foods

located at 11111 W. Greenfield Ave (Trade Name) West Allis, WI 53214

appoints Kyle Robert Kaehne
(Name of Appointed Agent)
510 Evergreen Terr. Kewaskum WI 53040
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☒ Yes ☐ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).
Festival Foods - Sheboygan location

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☒ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 37 years

Place of residence last year 510 Evergreen Terr Kewaskum, WI

For: Skogen's Foodliner, Inc.
(Name of Corporation / Organization / Limited Liability Company)

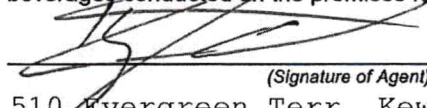
By: 
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Kyle R. Kaehne, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

 12-30-2020
(Signature of Agent) (Date)
510 Evergreen Terr. Kewaskum WI 53040
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

| | | | | | |
|---|-------------|--------------|----------------|---------------|--|
| Individual's Full Name (please print) (last name) | | (first name) | | (middle name) | |
| Kaehne | | Kyle | | Robert | |
| Home Address (street/route) | Post Office | City | State | Zip Code | |
| 510 Evergreen Terr. | Kewaskum | Kewaskum | Wi | 53040 | |
| Home Phone Number | | | Place of Birth | | |
| 9205393226 | | | Fond du Lac | | |

The above named individual provides the following information as a person who is (check one):

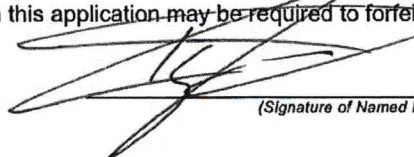
- ☒ Applying for an alcohol beverage license as an **individual**.
- ☐ A member of a **partnership** which is making application for an alcohol beverage license.
- ☐ _____ of _____
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
 which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 37 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, describe status of charges pending. _____
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
 If yes, identify. _____
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
 If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)
- Named individual must list in chronological order last two employers.

| Employer's Name | Employer's Address | Employed From | To |
|-------------------|--------------------|---------------|------------|
| Roundy's | Milwaukee | 12/10/2004 | 04/20/2011 |
| Employer's Name | Employer's Address | Employed From | To |
| Piggly Wiggly MEP | West Bend | 06/15/1999 | 09/15/2004 |

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.



(Signature of Named Individual)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

| | | | | | |
|---|--|--------------|----------------|---------------|----------|
| Individual's Full Name (please print) (last name) | | (first name) | | (middle name) | |
| SKOGEN | | MARK | | DAVID | |
| Home Address (street/route) | | Post Office | City | State | Zip Code |
| 1650 HAWTHORNE HEIGHTS DR | | | DE PERE | WI | 54115 |
| Home Phone Number | | | Place of Birth | | |
| 920-309-2200 | | | LA CROSSE WI | | |

The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☒ **OFFICER** of SKOGENS FOODLINER, INC
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

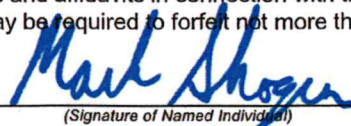
which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 51 YEARS
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☒ Yes ☐ No
 If yes, identify. _____
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
 If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)
6. Named individual must list in chronological order last two employers.

| | | | |
|-------------------|-----------------------------|---------------|----|
| Employer's Name | Employer's Address | Employed From | To |
| SKOGEN'S/FESTIVAL | 3800 EMERALD DRIVE E, ONALA | | |
| Employer's Name | Employer's Address | Employed From | To |
| | FAMILY OWNED BUSINESS 1946 | | |

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


 (Signature of Named Individual)

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

| | | | | | |
|---|--|--------------|-----------------|---------------|----------|
| Individual's Full Name (please print) (last name) | | (first name) | | (middle name) | |
| STOA | | KIRK | | ALLAN | |
| Home Address (street/route) | | Post Office | City | State | Zip Code |
| N6818 JO JOHNSON ROAD | | | HOLMEN | WI | 54636 |
| Home Phone Number | | | Place of Birth | | |
| 608-738-3499 | | | MINNEAPOLIS, MN | | |

The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☒ **OFFICER**

of

SKOGEN'S FOODLINER, INC

(Officer / Director / Member / Manager / Agent)

(Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 12 YEARS
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☒ Yes ☐ No
If yes, identify. _____
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)
6. Named individual must list in chronological order last two employers.

| | | | |
|------------------|--------------------------|---------------|----|
| Employer's Name | Employer's Address | Employed From | To |
| SELECT COMFORT | 6105 TRENTON LN PLYMOUTH | | |
| Employer's Name | Employer's Address | Employed From | To |
| THE PILLSBURY CO | 1 GENERAL MILL BLVD MSP | | |

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.



(Signature of Named Individual)



FLOOR PLAN

-NEW APPLICANTS ONLY-

Name of Business SKOGEN'S FOODLINER, INC
(Name of Individual, Partners, Corporation or LLC)
Address of Licensed Premises 11111 W. GREENFIELD AVE. WEST ALLIS, WI 53214
Trade Name FESTIVAL FOODS

Instructions: In any application for an alcohol beverage retail establishment license, excepting special Class B Beer and Wine Licenses, the applicant shall file a detailed floor plan on an 8 ½ inch by 11 inch sized sheet of paper for each floor of the licensed premises. The floor plan shall include:

1. Provide a written detailed description indicating the portion of the building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described).
2. Area in square feet and dimensions of the licensed premises.
3. Locations of all entrances and exits to the premises together with a description of how patrons will enter the premises, the proposed location of the waiting line, and the location where security searches or identification verification will occur.
4. Locations of all seating areas, bars, and, if applicable, food preparation areas.
5. Locations and dimensions of any alcohol beverage storage and display areas.
6. Locations and dimensions of any outdoor areas available at the premises for the sale, service or consumption of alcohol beverages.
7. North point
8. Date
9. Any other reasonable and pertinent information the License and Health Committee may require either for all applicants or in a particular case.



PLAN OF OPERATION

-NEW APPLICANTS ONLY-

☐ Individual ☒ Corporation ☐ LLC ☐ Partnership

1. Name of Applicant SKOGEN'S FOODLINER, INC
(Individual, Corporation, LLC, Partnership)
2. Name Agent, If Applicable: KYLE ROBERT KAEHNE
3. Trade Name: FESTIVAL FOODS
4. Address of Licensed Premises: 11111 W. GREENFIELD AVE. WEST ALLIS, WI 53214
5. Hours of Operation for the Premises: 5 am- Midnight
6. Hours Alcohol will be sold: 8 am - 9 pm
7. Legal Occupancy Capacity of the Premises: 1215
8. Identify the number of parking spaces on the premises. *Do not include street parking.*
If none, write 0: 417
9. Describe Percentage of sales (*Must TOTAL to 100%*):
 - a. Alcohol Sales 9.88 %
 - b. Entertainment Sales (if applicable) %
(MUST have a license under Section 9.033 or 9.034)
 - c. Food Sales (if applicable) 90.12 %
 - d. Other %
10. Is the premises less than 300 feet from any school, hospital, or church? ☒ No ☐ Yes
11. Types of Business, planned or currently conducted at the premises (choose all that apply):

| | | |
|--|--|--|
| <input type="checkbox"/> Banquet Hall | <input type="checkbox"/> Bowling Alley | <input checked="" type="checkbox"/> Café/Coffee Shop |
| <input type="checkbox"/> Lounge | <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Corner Store |
| <input checked="" type="checkbox"/> Deli or Fast Food Restaurant | <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Gas Station |
| <input type="checkbox"/> Hotel | <input checked="" type="checkbox"/> Liquor Store | <input type="checkbox"/> Night Club |
| <input type="checkbox"/> Private/Fraternal Veteran's Club | <input type="checkbox"/> Sports Facility | <input checked="" type="checkbox"/> Supermarket |
| <input type="checkbox"/> Tavern | <input type="checkbox"/> Teen Club | <input type="checkbox"/> Other <u> </u> |

SECURITY (attach additional sheets as necessary):

12. Describe the proposed security provisions for off-street parking and loading areas:
N/A
13. Number of security personnel expected to be on the premises: Sunday – Thursday 1
Friday and Saturday 1
14. Security personnel responsibilities: provide live floor surveillance and remote surveillance
15. Equipment used by security personnel: over 100 exterior and interior cameras, including multiple 360
16. Presence and location of security cameras (inside and outside):
See enclosed plan - cameras are highlighted in green. We will also have exterior cameras to

17. Will searches or identification verification be conducted? ☐ No ☒ Yes, describe where:

Associates will verify identification to ensure alcohol, tobacco, and lottery sales compliance. Some visitor identification will be requested for vendors requesting access to high-security spaces, such as Bookkeeping and IT rooms.

LITTER AND NOISE (attach additional sheets as necessary):

18. Description of designated smoking area(s). *(To be completed by Class B and C licensees only.)*:

19. Identify the solid waste contractor hired by the applicant:

To be determined

20. The number and location of exterior and interior trash receptacles.

Interior: There will be many trash and recycling bins throughout the store. +

Exterior: There will be (1) 30 yard self-contained trash compactor and one 8 yard stationary bin for single stream recycling. Locations to be determined. There will be at least 2 trash receptacles and recycling bins near the front entrance/exit of the building

21. How will the exterior trash/littering be addressed?: We take pride in a clean store, so much so that it is in our company mission statement. Our associates routinely pick up trash and debris in our parking lots while returning shopping carts to the store entrance. We offer several convenient, labeled bin solutions for trash and recycling near our store entrance and exit areas to ensure there is adequate and appropriate disposal options for our patrons. These bins are routinely emptied by store associates to maintain tidiness.

22. How will the noise issues be address?

N/A

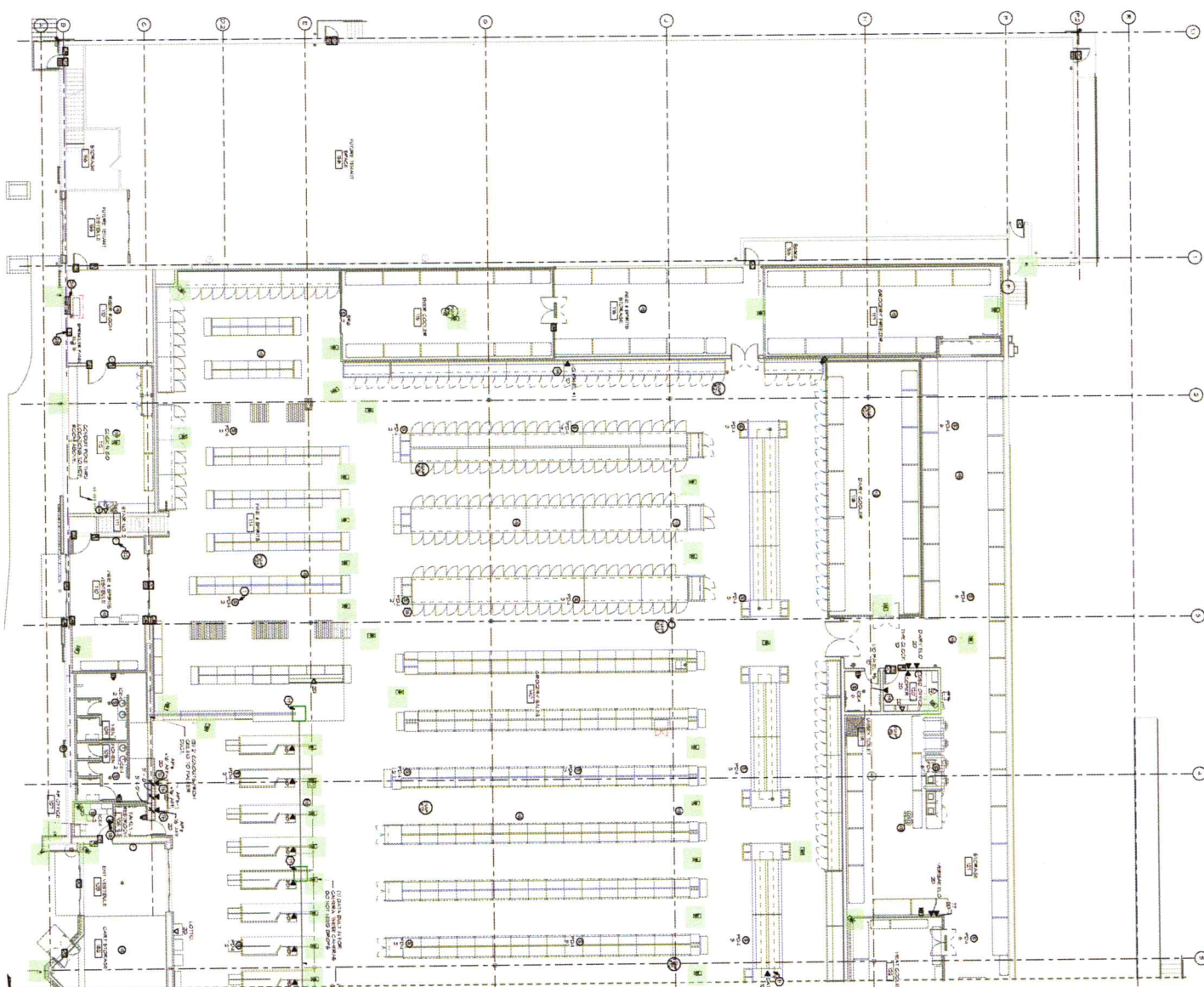
| DATE | | TIME | | LOCATION | | CLASS | |
|------|---------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| 1 | 8:00 AM | 100m | 100m | 100m | 100m | 100m | 100m |
| 2 | 8:00 AM | 200m | 200m | 200m | 200m | 200m | 200m |
| 3 | 8:00 AM | 400m | 400m | 400m | 400m | 400m | 400m |
| 4 | 8:00 AM | 800m | 800m | 800m | 800m | 800m | 800m |
| 5 | 8:00 AM | 1600m | 1600m | 1600m | 1600m | 1600m | 1600m |
| 6 | 8:00 AM | 3200m | 3200m | 3200m | 3200m | 3200m | 3200m |
| 7 | 8:00 AM | 6400m | 6400m | 6400m | 6400m | 6400m | 6400m |
| 8 | 8:00 AM | 12800m | 12800m | 12800m | 12800m | 12800m | 12800m |
| 9 | 8:00 AM | 25600m | 25600m | 25600m | 25600m | 25600m | 25600m |
| 10 | 8:00 AM | 51200m | 51200m | 51200m | 51200m | 51200m | 51200m |
| 11 | 8:00 AM | 102400m | 102400m | 102400m | 102400m | 102400m | 102400m |
| 12 | 8:00 AM | 204800m | 204800m | 204800m | 204800m | 204800m | 204800m |
| 13 | 8:00 AM | 409600m | 409600m | 409600m | 409600m | 409600m | 409600m |
| 14 | 8:00 AM | 819200m | 819200m | 819200m | 819200m | 819200m | 819200m |
| 15 | 8:00 AM | 1638400m | 1638400m | 1638400m | 1638400m | 1638400m | 1638400m |
| 16 | 8:00 AM | 3276800m | 3276800m | 3276800m | 3276800m | 3276800m | 3276800m |
| 17 | 8:00 AM | 6553600m | 6553600m | 6553600m | 6553600m | 6553600m | 6553600m |
| 18 | 8:00 AM | 13107200m | 13107200m | 13107200m | 13107200m | 13107200m | 13107200m |
| 19 | 8:00 AM | 26214400m | 26214400m | 26214400m | 26214400m | 26214400m | 26214400m |
| 20 | 8:00 AM | 52428800m | 52428800m | 52428800m | 52428800m | 52428800m | 52428800m |
| 21 | 8:00 AM | 104857600m | 104857600m | 104857600m | 104857600m | 104857600m | 104857600m |
| 22 | 8:00 AM | 209715200m | 209715200m | 209715200m | 209715200m | 209715200m | 209715200m |
| 23 | 8:00 AM | 419430400m | 419430400m | 419430400m | 419430400m | 419430400m | 419430400m |
| 24 | 8:00 AM | 838860800m | 838860800m | 838860800m | 838860800m | 838860800m | 838860800m |
| 25 | 8:00 AM | 1677721600m | 1677721600m | 1677721600m | 1677721600m | 1677721600m | 1677721600m |
| 26 | 8:00 AM | 3355443200m | 3355443200m | 3355443200m | 3355443200m | 3355443200m | 3355443200m |
| 27 | 8:00 AM | 6710886400m | 6710886400m | 6710886400m | 6710886400m | 6710886400m | 6710886400m |
| 28 | 8:00 AM | 13421772800m | 13421772800m | 13421772800m | 13421772800m | 13421772800m | 13421772800m |
| 29 | 8:00 AM | 26843545600m | 26843545600m | 26843545600m | 26843545600m | 26843545600m | 26843545600m |
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| 31 | 8:00 AM | 107374182400m | 107374182400m | 107374182400m | 107374182400m | 107374182400m | 107374182400m |
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| 33 | 8:00 AM | 429496729600m | 429496729600m | 429496729600m | 429496729600m | 429496729600m | 429496729600m |
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| 35 | 8:00 AM | 1717986918400m | 1717986918400m | 1717986918400m | 1717986918400m | 1717986918400m | 1717986918400m |
| 36 | 8:00 AM | 3435973836800m | 3435973836800m | 3435973836800m | 3435973836800m | 3435973836800m | 3435973836800m |
| 37 | 8:00 AM | 6871947673600m | 6871947673600m | 6871947673600m | 6871947673600m | 6871947673600m | 6871947673600m |
| 38 | 8:00 AM | 13743895347200m | 13743895347200m | 13743895347200m | 13743895347200m | 13743895347200m | 13743895347200m |
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| 40 | 8:00 AM | 54975581388800m | 54975581388800m | 54975581388800m | 54975581388800m | 54975581388800m | 54975581388800m |
| 41 | 8:00 AM | 109951162777600m | 109951162777600m | 109951162777600m | 109951162777600m | 109951162777600m | 109951162777600m |
| 42 | 8:00 AM | 219902325555200m | 219902325555200m | 219902325555200m | 219902325555200m | 219902325555200m | 219902325555200m |
| 43 | 8:00 AM | 439804651110400m | 439804651110400m | 439804651110400m | 439804651110400m | 439804651110400m | 439804651110400m |
| 44 | 8:00 AM | 879609302220800m | 879609302220800m | 879609302220800m | 879609302220800m | 879609302220800m | 879609302220800m |
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| 48 | 8:00 AM | 14073748835532800m | 14073748835532800m | 14073748835532800m | 14073748835532800m | 14073748835532800m | 14073748835532800m |
| 49 | 8:00 AM | 28147497671065600m | 28147497671065600m | 28147497671065600m | 28147497671065600m | 28147497671065600m | 28147497671065600m |
| 50 | 8:00 AM | 56294995342131200m | 56294995342131200m | 56294995342131200m | 56294995342131200m | 56294995342131200m | 56294995342131200m |
| 51 | 8:00 AM | 112589990684262400m | 112589990684262400m | 112589990684262400m | 112589990684262400m | 112589990684262400m | 112589990684262400m |
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| 54 | 8:00 AM | 900719925474099200m | 900719925474099200m | 900719925474099200m | 900719925474099200m | 900719925474099200m | 900719925474099200m |
| 55 | 8:00 AM | 1801439850948198400m | 1801439850948198400m | 1801439850948198400m | 1801439850948198400m | 1801439850948198400m | 1801439850948198400m |
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| 57 | 8:00 AM | 7205759403792793600m | 7205759403792793600m | 7205759403792793600m | 7205759403792793600m | 7205759403792793600m | 7205759403792793600m |
| 58 | 8:00 AM | 14411518807585587200m | 14411518807585587200m | 14411518807585587200m | 14411518807585587200m | 14411518807585587200m | 14411518807585587200m |
| 59 | 8:00 AM | 28823037615171174400m | 28823037615171174400m | 28823037615171174400m | 28823037615171174400m | 28823037615171174400m | 28823037615171174400m |
| 60 | 8:00 AM | 57646075230342348800m | 57646075230342348800m | 57646075230342348800m | 57646075230342348800m | 57646075230342348800m | 57646075230342348800m |
| 61 | 8:00 AM | 115292150460684697600m | 115292150460684697600m | 115292150460684697600m | 115292150460684697600m | 115292150460684697600m | 115292150460684697600m |
| 62 | 8:00 AM | 230584300921369395200m | 230584300921369395200m | 230584300921369395200m | 230584300921369395200m | 230584300921369395200m | 230584300921369395200m |
| 63 | 8:00 AM | 461168601842738790400m | 461168601842738790400m | 461168601842738790400m | 461168601842738790400m | 461168601842738790400m | 461168601842738790400m |
| 64 | 8:00 AM | 922337203685477580800m | 922337203685477580800m | 922337203685477580800m | 922337203685477580800m | 922337203685477580800m | 922337203685477580800m |
| 65 | 8:00 AM | 1844674407370955161600m | 1844674407370955161600m | 1844674407370955161600m | 1844674407370955161600m | 1844674407370955161600m | 1844674407370955161600m |
| 66 | 8:00 AM | 3689348814741910323200m | 3689348814741910323200m | 3689348814741910323200m | 3689348814741910323200m | 3689348814741910323200m | 3689348814741910323200m |
| 67 | 8:00 AM | 7378697629483820646400m | 7378697629483820646400m | 7378697629483820646400m | 7378697629483820646400m | 7378697629483820646400m | 7378697629483820646400m |
| 68 | 8:00 AM | 14757395258967641292800m | 14757395258967641292800m | 14757395258967641292800m | 14757395258967641292800m | 14757395258967641292800m | 14757395258967641292800m |
| 69 | 8:00 AM | 29514790517935282585600m | 29514790517935282585600m | 29514790517935282585600m | 29514790517935282585600m | 29514790517935282585600m | 29514790517935282585600m |
| 70 | 8:00 AM | 59029581035870565171200m | 59029581035870565171200m | 59029581035870565171200m | 59029581035870565171200m | 59029581035870565171200m | 59029581035870565171200m |
| 71 | 8:00 AM | 118059162071741130342400m | 118059162071741130342400m | 118059162071741130342400m | 118059162071741130342400m | 118059162071741130342400m | 118059162071741130342400m |
| 72 | 8:00 AM | 236118324143482260684800m | 236118324143482260684800m | 236118324143482260684800m | 236118324143482260684800m | 236118324143482260684800m | 236118324143482260684800m |
| 73 | 8:00 AM | 472236648286964521369600m | 472236648286964521369600m | 472236648286964521369600m | 472236648286964521369600m | 472236648286964521369600m | 472236648286964521369600m |
| 74 | 8:00 AM | 944473296573929042739200m | 944473296573929042739200m | 944473296573929042739200m | 944473296573929042739200m | 944473296573929042739200m | 944473296573929042739200m |
| 75 | 8:00 AM | 1888946593147858085478400m | 1888946593147858085478400m | 1888946593147858085478400m | 1888946593147858085478400m | 1888946593147858085478400m | 1888946593147858085478400m |
| 76 | 8:00 AM | 3777893186295716170956800m | 3777893186295716170956800m | 3777893186295716170956800m | 3777893186295716170956800m | 3777893186295716170956800m | 3777893186295716170956800m |
| 77 | 8:00 AM | 7555786372591432341913600m | 7555786372591432341913600m | 7555786372591432341913600m | 7555786372591432341913600m | 7555786372591432341913600m | 7555786372591432341913600m |
| 78 | 8:00 AM | 15111572745182864683827200m | 15111572745182864683827200m | 15111572745182864683827200m | 15111572745182864683827200m | 15111572745182864683827200m | 15111572745182864683827200m |
| 79 | 8:00 AM | 30223145490365729367654400m | 30223145490365729367654400m | 30223145490365729367654400m | 30223145490365729367654400m | 30223145490365729367654400m | 30223145490365729367654400m |
| 80 | 8:00 AM | 60446290980731458735308800m | 60446290980731458735308800m | 60446290980731458735308800m | 60446290980731458735308800m | 60446290980731458735308800m | 60446290980731458735308800m |
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| 83 | 8:00 AM | 483570327845851669882470400m | 483570327845851669882470400m | 483570327845851669882470400m | 483570327845851669882470400m | 483570327845851669882470400m | 483570327845851669882470400m |
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| | | | | | | | |

MEDIA BOX SCHEDULE NOTES

- BLOOD ASSOCIATED AG INCREASED FROM DILUTED BLOOD
- CLINICAL OR DEVICE
- VARIOUS ALL MEDICAL PRODUCTS FROM MEDICAL BOND WITH OR WITHOUT
- PROTECT TO PROTECT
- COORDINATE MEDIA BOND, HAVING LOCATION WITH NO BOTTOM
- MEDICAL BONDABLES FROM TO MEDICAL

SPEAKER SCHEDULE

| DATE | | TIME | LOCATION | REMARKS |
|------|------------|----------|------------|----------|
| 1 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 2 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 3 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 4 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 5 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 6 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 7 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 8 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 9 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |
| 10 | 10/10/2018 | 10:00 AM | 10/10/2018 | 10:00 AM |



SYSTEMS PLAN GENERAL NOTES

- [illegible]

ALL RIGHTS RESERVED

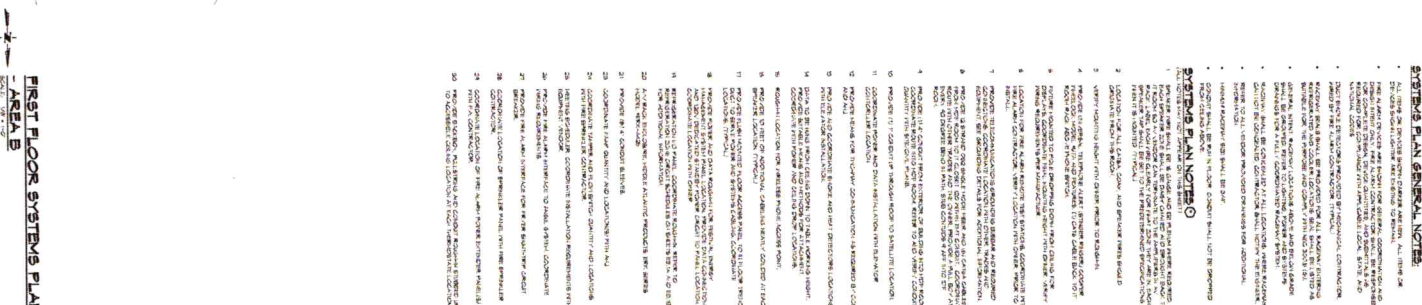
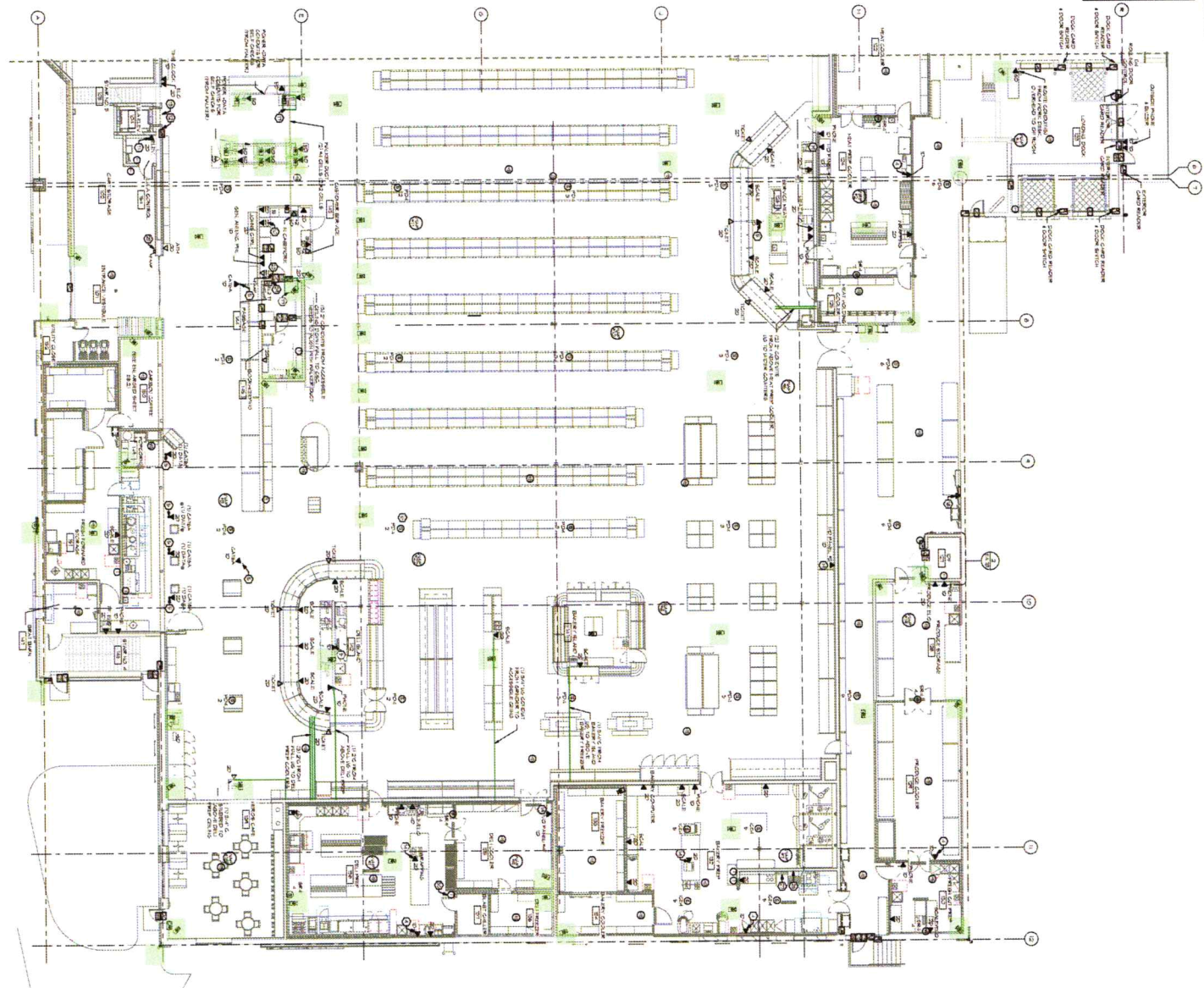
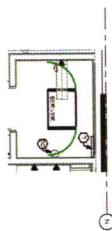
- perimeter fence built by a contractor and the Clinton Park Wildlife Refuge, which built the Dyer-Cutler and Davidson fences. The fence built by the Clinton Park Wildlife Refuge was located at approximately the intersection of 120th Street and

FIRST FLOOR SYSTEMS PLAN
- AREA A
Scale: 1/8" = 1'-0"

| MEDIA BOX SCHEDULE | | COURTESY | |
|--------------------|----------------|----------|----------------|
| 1 | 10:00-11:00 AM | 1 | 10:00-11:00 AM |
| 2 | 11:00-12:00 PM | 2 | 11:00-12:00 PM |
| 3 | 12:00-1:00 PM | 3 | 12:00-1:00 PM |
| 4 | 1:00-2:00 PM | 4 | 1:00-2:00 PM |
| 5 | 2:00-3:00 PM | 5 | 2:00-3:00 PM |
| 6 | 3:00-4:00 PM | 6 | 3:00-4:00 PM |
| 7 | 4:00-5:00 PM | 7 | 4:00-5:00 PM |
| 8 | 5:00-6:00 PM | 8 | 5:00-6:00 PM |
| 9 | 6:00-7:00 PM | 9 | 6:00-7:00 PM |
| 10 | 7:00-8:00 PM | 10 | 7:00-8:00 PM |
| 11 | 8:00-9:00 PM | 11 | 8:00-9:00 PM |
| 12 | 9:00-10:00 PM | 12 | 9:00-10:00 PM |
| 13 | 10:00-11:00 PM | 13 | 10:00-11:00 PM |
| 14 | 11:00-12:00 AM | 14 | 11:00-12:00 AM |
| 15 | 12:00-1:00 AM | 15 | 12:00-1:00 AM |
| 16 | 1:00-2:00 AM | 16 | 1:00-2:00 AM |
| 17 | 2:00-3:00 AM | 17 | 2:00-3:00 AM |
| 18 | 3:00-4:00 AM | 18 | 3:00-4:00 AM |
| 19 | 4:00-5:00 AM | 19 | 4:00-5:00 AM |
| 20 | 5:00-6:00 AM | 20 | 5:00-6:00 AM |
| 21 | 6:00-7:00 AM | 21 | 6:00-7:00 AM |
| 22 | 7:00-8:00 AM | 22 | 7:00-8:00 AM |
| 23 | 8:00-9:00 AM | 23 | 8:00-9:00 AM |
| 24 | 9:00-10:00 AM | 24 | 9:00-10:00 AM |
| 25 | 10:00-11:00 AM | 25 | 10:00-11:00 AM |
| 26 | 11:00-12:00 PM | 26 | 11:00-12:00 PM |
| 27 | 12:00-1:00 PM | 27 | 12:00-1:00 PM |
| 28 | 1:00-2:00 PM | 28 | 1:00-2:00 PM |
| 29 | 2:00-3:00 PM | 29 | 2:00-3:00 PM |
| 30 | 3:00-4:00 PM | 30 | 3:00-4:00 PM |
| 31 | 4:00-5:00 PM | 31 | 4:00-5:00 PM |
| 32 | 5:00-6:00 PM | 32 | 5:00-6:00 PM |
| 33 | 6:00-7:00 PM | 33 | 6:00-7:00 PM |
| 34 | 7:00-8:00 PM | 34 | 7:00-8:00 PM |
| 35 | 8:00-9:00 PM | 35 | 8:00-9:00 PM |
| 36 | 9:00-10:00 PM | 36 | 9:00-10:00 PM |
| 37 | 10:00-11:00 PM | 37 | 10:00-11:00 PM |
| 38 | 11:00-12:00 AM | 38 | 11:00-12:00 AM |
| 39 | 12:00-1:00 AM | 39 | 12:00-1:00 AM |
| 40 | 1:00-2:00 AM | 40 | 1:00-2:00 AM |
| 41 | 2:00-3:00 AM | 41 | 2:00-3:00 AM |
| 42 | 3:00-4:00 AM | 42 | 3:00-4:00 AM |
| 43 | 4:00-5:00 AM | 43 | 4:00-5:00 AM |
| 44 | 5:00-6:00 AM | 44 | 5:00-6:00 AM |
| 45 | 6:00-7:00 AM | 45 | 6:00-7:00 AM |
| 46 | 7:00-8:00 AM | 46 | 7:00-8:00 AM |
| 47 | 8:00-9:00 AM | 47 | 8:00-9:00 AM |
| 48 | 9:00-10:00 AM | 48 | 9:00-10:00 AM |
| 49 | 10:00-11:00 AM | 49 | 10:00-11:00 AM |
| 50 | 11:00-12:00 PM | 50 | 11:00-12:00 PM |
| 51 | 12:00-1:00 PM | 51 | 12:00-1:00 PM |
| 52 | 1:00-2:00 PM | 52 | 1:00-2:00 PM |
| 53 | 2:00-3:00 PM | 53 | 2:00-3:00 PM |
| 54 | 3:00-4:00 PM | 54 | 3:00-4:00 PM |
| 55 | 4:00-5:00 PM | 55 | 4:00-5:00 PM |
| 56 | 5:00-6:00 PM | 56 | 5:00-6:00 PM |
| 57 | 6:00-7:00 PM | 57 | 6:00-7:00 PM |
| 58 | 7:00-8:00 PM | 58 | 7:00-8:00 PM |
| 59 | 8:00-9:00 PM | 59 | 8:00-9:00 PM |
| 60 | 9:00-10:00 PM | 60 | 9:00-10:00 PM |
| 61 | 10:00-11:00 PM | 61 | 10:00-11:00 PM |
| 62 | 11:00-12:00 AM | 62 | 11:00-12:00 AM |
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| 67 | 4:00-5:00 AM | 67 | 4:00-5:00 AM |
| 68 | 5:00-6:00 AM | 68 | 5:00-6:00 AM |
| 69 | 6:00-7:00 PM | 69 | 6:00-7:00 PM |
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| 72 | 9:00-10:00 PM | 72 | 9:00-10:00 PM |
| 73 | 10:00-11:00 PM | 73 | 10:00-11:00 PM |
| 74 | 11:00-12:00 AM | 74 | 11:00-12:00 AM |
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| 88 | 1:00-2:00 PM | 88 | 1:00-2:00 PM |
| 89 | 2:00-3:00 PM | 89 | 2:00-3:00 PM |
| 90 | 3:00-4:00 PM | 90 | 3:00-4:00 PM |
| 91 | 4:00-5:00 PM | 91 | 4:00-5:00 PM |
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| 100 | 1:00-2:00 AM | 100 | 1:00-2:00 AM |

MEDIA BOX SCHEMATIC NO. 100

| SPEAKER SCHEDULE | | Speaker Name |
|------------------|------------------|------------------|
| 1 | Dr. James Smith | Dr. James Smith |
| 2 | Dr. John Doe | Dr. John Doe |
| 3 | Dr. Jane Doe | Dr. Jane Doe |
| 4 | Dr. Bob Doe | Dr. Bob Doe |
| 5 | Dr. Alice Doe | Dr. Alice Doe |
| 6 | Dr. Charlie Doe | Dr. Charlie Doe |
| 7 | Dr. David Doe | Dr. David Doe |
| 8 | Dr. Emily Doe | Dr. Emily Doe |
| 9 | Dr. Frank Doe | Dr. Frank Doe |
| 10 | Dr. Grace Doe | Dr. Grace Doe |
| 11 | Dr. Henry Doe | Dr. Henry Doe |
| 12 | Dr. Irene Doe | Dr. Irene Doe |
| 13 | Dr. Jack Doe | Dr. Jack Doe |
| 14 | Dr. Karen Doe | Dr. Karen Doe |
| 15 | Dr. Larry Doe | Dr. Larry Doe |
| 16 | Dr. Mary Doe | Dr. Mary Doe |
| 17 | Dr. Nick Doe | Dr. Nick Doe |
| 18 | Dr. Olivia Doe | Dr. Olivia Doe |
| 19 | Dr. Peter Doe | Dr. Peter Doe |
| 20 | Dr. Quinn Doe | Dr. Quinn Doe |
| 21 | Dr. Robert Doe | Dr. Robert Doe |
| 22 | Dr. Sarah Doe | Dr. Sarah Doe |
| 23 | Dr. Thomas Doe | Dr. Thomas Doe |
| 24 | Dr. Victoria Doe | Dr. Victoria Doe |
| 25 | Dr. William Doe | Dr. William Doe |
| 26 | Dr. Xavier Doe | Dr. Xavier Doe |
| 27 | Dr. Yvonne Doe | Dr. Yvonne Doe |
| 28 | Dr. Zachary Doe | Dr. Zachary Doe |
| 29 | Dr. Adam Doe | Dr. Adam Doe |
| 30 | Dr. Ben Doe | Dr. Ben Doe |
| 31 | Dr. Carl Doe | Dr. Carl Doe |
| 32 | Dr. Dan Doe | Dr. Dan Doe |
| 33 | Dr. Eddy Doe | Dr. Eddy Doe |
| 34 | Dr. Fred Doe | Dr. Fred Doe |
| 35 | Dr. George Doe | Dr. George Doe |
| 36 | Dr. Harold Doe | Dr. Harold Doe |
| 37 | Dr. Ivan Doe | Dr. Ivan Doe |
| 38 | Dr. Jack Doe | Dr. Jack Doe |
| 39 | Dr. Karl Doe | Dr. Karl Doe |
| 40 | Dr. Leo Doe | Dr. Leo Doe |
| 41 | Dr. Mike Doe | Dr. Mike Doe |
| 42 | Dr. Norman Doe | Dr. Norman Doe |
| 43 | Dr. Oscar Doe | Dr. Oscar Doe |
| 44 | Dr. Peter Doe | Dr. Peter Doe |
| 45 | Dr. Quinn Doe | Dr. Quinn Doe |
| 46 | Dr. Robert Doe | Dr. Robert Doe |
| 47 | Dr. Sarah Doe | Dr. Sarah Doe |
| 48 | Dr. Thomas Doe | Dr. Thomas Doe |
| 49 | Dr. Victoria Doe | Dr. Victoria Doe |
| 50 | Dr. William Doe | Dr. William Doe |
| 51 | Dr. Xavier Doe | Dr. Xavier Doe |
| 52 | Dr. Yvonne Doe | Dr. Yvonne Doe |
| 53 | Dr. Zachary Doe | Dr. Zachary Doe |
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| 63 | Dr. Jack Doe | Dr. Jack Doe |
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| 78 | Dr. Zachary Doe | Dr. Zachary Doe |
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| 97 | Dr. Sarah Doe | Dr. Sarah Doe |
| 98 | Dr. Thomas Doe | Dr. Thomas Doe |
| 99 | Dr. Victoria Doe | Dr. Victoria Doe |
| 100 | Dr. William Doe | Dr. William Doe |

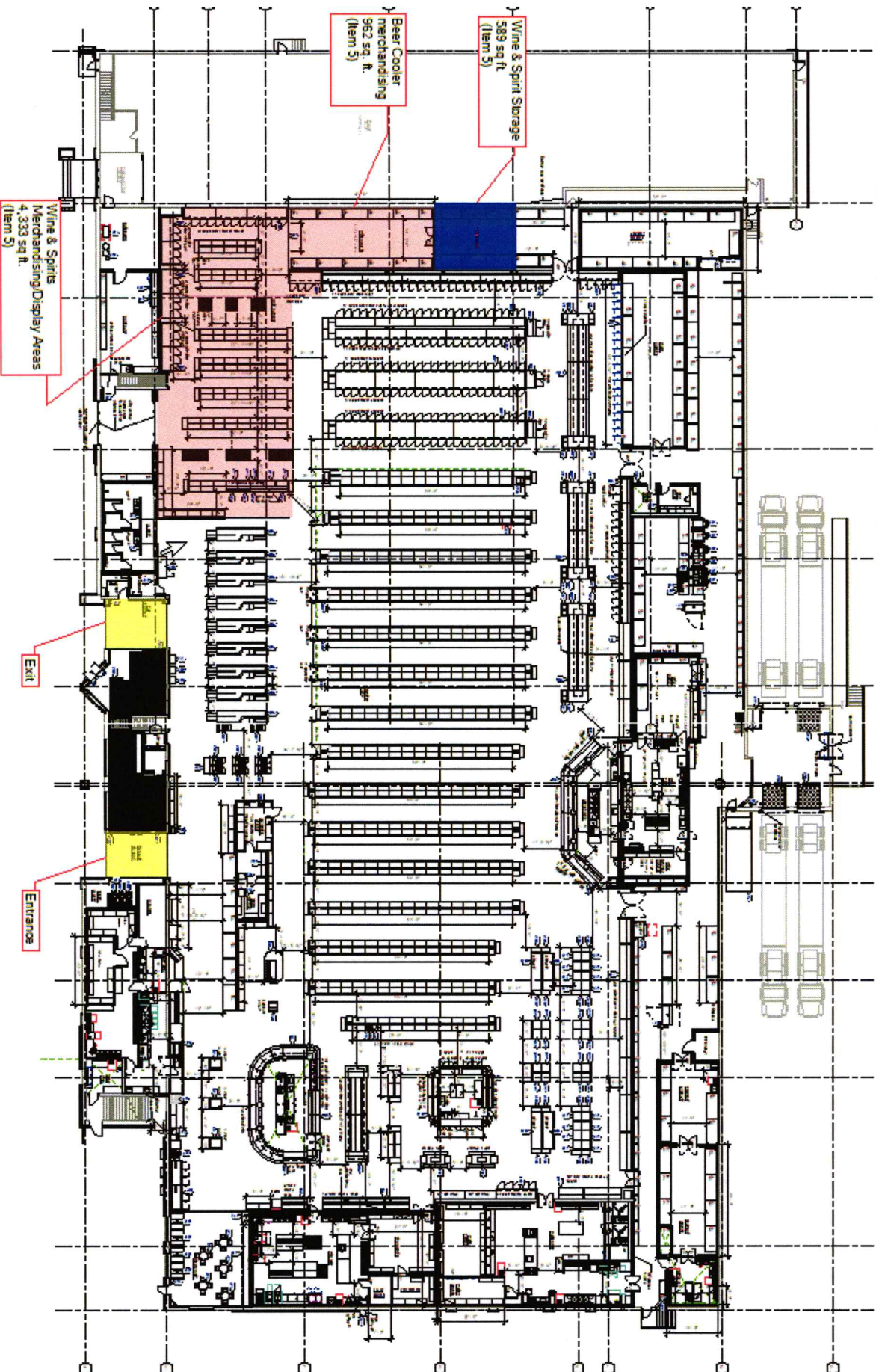


Our Wine & Spirits department, where alcohol will be available for purchase between 8 am - 9 pm daily, is located in the southeast corner of the store (shaded in red). The total square footage of the Wine & Spirits department is 5,295 sq. ft. Guests may purchase alcoholic beverages from the 4,333 sq. ft. sales floor or the 962 sq. ft. in the Walk-In Beer Cooler.

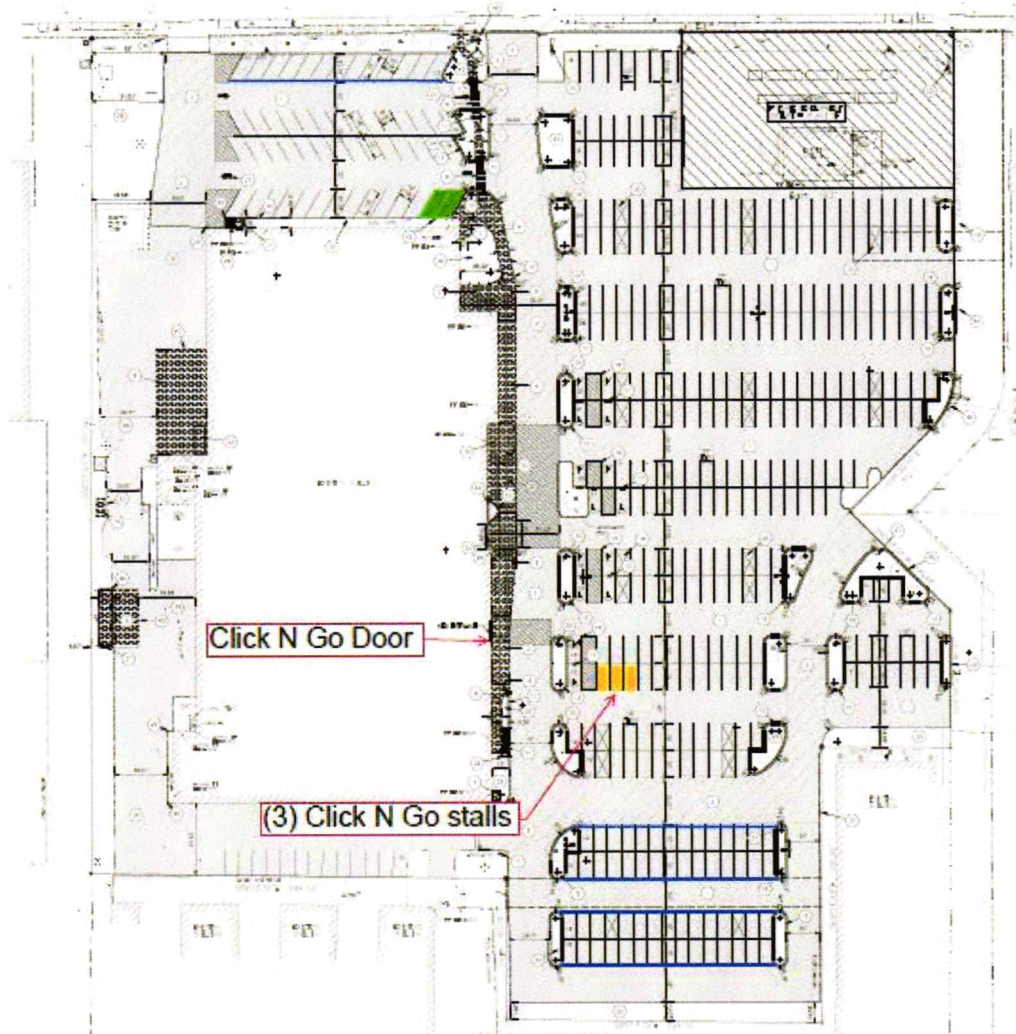
The blue shaded region represents the Wine & Spirits storage area that is only accessible to Festival Foods associates and Wine & Spirits vendors - 589 sq. ft. Festival Foods guests will be prohibited from this space.

The yellow areas represent the Store Entrances and Exits.

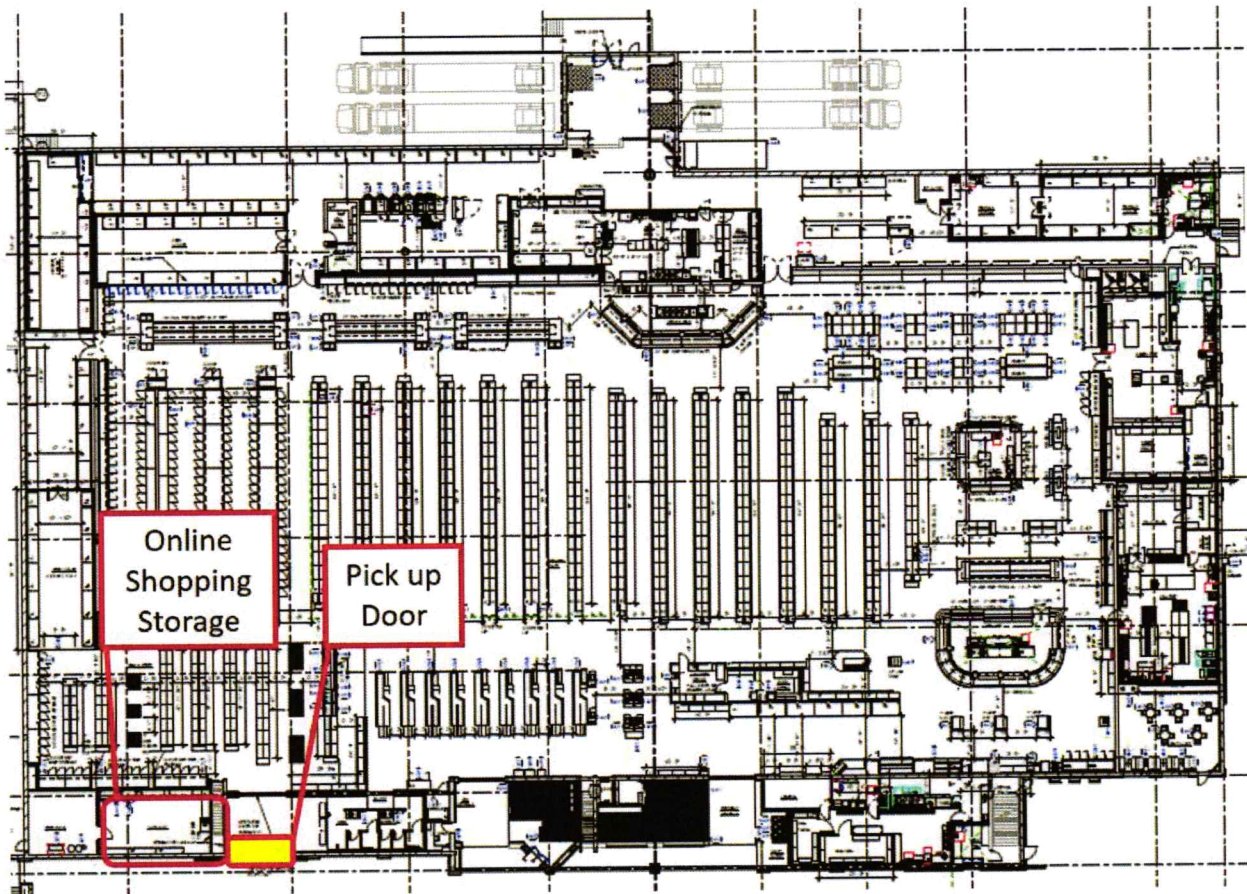
Total Area: 72,360 sq. ft.
Sales Floor Area: 46,900 sq. ft.
Wine & Spirits Area: 5,295 sq. ft.



Festival Foods West Allis Online Shopping (Click N Go)



Festival Foods West Allis Online Shopping (Click N Go)



Compliance & Ethics

Online Grocery Pickup (Click N Go)

Procedure Guide

Placing Order

- Customer visits festfoods.com and creates an account by providing applicable information such as phone #, zip code, email address, etc.
- The customer will be able to select the store of their choice from our 33 options currently in Wisconsin. Not all locations are providing this service at this time.
- Customer will be able to shop for goods at their desired location.
- Customer will be able to select a pick up timeframe no less than four (4) hours from the time of placing the order.
- No orders containing alcohol will be accepted after 4:00 p.m. for same day pick up.
- Customer completes the order by supplying their credit card information.
- Festival Foods authorizes and holds the card information, but funds are not transferred from the card.

Checkout

Item Total: \$3.88
 Pick Up Fee: \$5.00
 Provisional Hold: \$5.00
 Tax: \$1.00
***Estimated Total: \$14.88**

Payment Method

Card Number:
 Month: Year:
 Cardholder Name:
 Provisional Hold:

Checkout Summary

Item Total: \$3.88
 Pick Up Fee: \$5.00
 Provisional Hold: \$5.00
 Tax: \$1.00
***Estimated Total: \$14.88**

Place Order

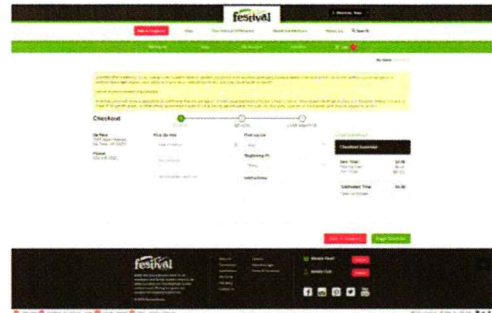


- Where allowed by state and local law, customers can include alcoholic beverage products in their online grocery order through festfoods.com
- Orders containing alcohol will be flagged with notification explaining the restrictions around purchasing this product.
- The following verbiage will be included on all orders during checkout.

GOVERNMENT WARNING: (1) According to the Surgeon General, women should not drink alcoholic beverages during pregnancy because of the risk of birth defects. (2) Consumption of alcoholic beverages impairs your ability to drive a car or operate machinery, and may cause health problems.

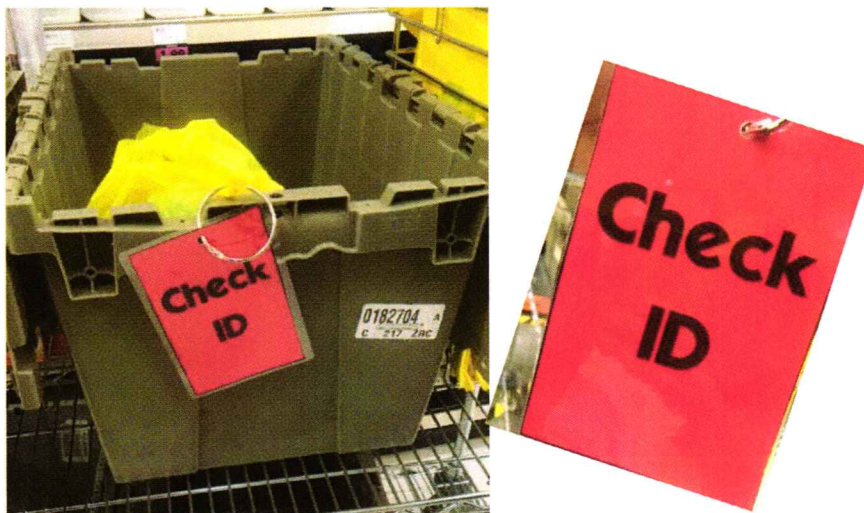
Sale of alcohol to minors is prohibited.

At pickup, you must show a valid photo ID confirming that you are age 21 or over. Accepted forms of ID are: Driver's License, State-issued Identification Card, U.S. Passport, Military ID Card, or Tribal ID in specific states, or other similar government issued ID's that are recognized within the state. No discounts, coupons, or tax-exempt sales may be applied to alcohol.



Picking/Staging

- On the day a customer is scheduled to pick up an order, a Festival Foods associate, identified as an "Online Shopper", will "shop" for the customer order in the store.
- All shopping is completed on the pickup day to ensure the customer receives the freshest products.
- If a customer's order contains alcohol product, it will be flagged with a "Check ID" sign prompting the Online Shopper to ask for and verify a valid form of identification from the guest at the time of pickup.



- This sign will enable our online shoppers to clearly identify items subject to additional regulatory restrictions.
- All picked orders are kept in a secure backroom staging area, not open to the public, where only Festival Foods employees are permitted to enter.



Customer Pickup: Order Review

- When the customer arrives they will park in a clearly defined parking stall under video surveillance (video kept 30 days) within 150 ft. of the pickup door. They will then notify our online shopper of their arrival by calling or texting their name to our online shopper's cell phone.
- Online Grocery Pickup (Click N Go) is currently offered between the hours of 8:00 a.m. – 8:00 p.m., seven (7) days a week (except holidays or other store closures).
- If alcohol is not allowed to be sold at the time of dispense, the item will be removed from the transaction and the physical product will be removed from the cart before completing the transaction.
- Online shoppers must meet age requirements and possess any required licenses within the regulatory jurisdiction to be allowed to handle and/or dispense orders with alcoholic beverage products.
- Sale will only to be made by licensed operator.
- Licensed operator verifies the person placing the order is the same person picking the order up.
- Licensed operator verifies the age of the customer through a visual inspection of their ID as well as by scanning the ID using the "Bar & Club Stats ID Scanner" application.
- If the customer picking up the order containing alcoholic beverages is intoxicated, a manager will be called to the pick-up location to determine the sobriety for purposes of approving or denying the sale. If the customer is deemed to be intoxicated the item will be removed from the transaction and the physical product will be removed from the cart.
- If the customer is under 21 and/or cannot provide a valid ID, the alcohol beverage products will be removed from the transaction and the physical product will be removed from the cart.
- If over 21, the customer's order will be charged accordingly and the item will be placed into the customer's vehicle by our online shopper.

Customer Pickup: Dispensing

- Once the customer and online shopper have:
 - Reviewed any substituted items, fragile items, and out of stock items
 - Removed any rejected products that the customer no longer wants
 - Verified the customer's age and identification if the order contained any age restricted items (and if necessary, removed age restricted items)
- The customer is then charged for the items and the customer's account is charged with the final order amount (after removing the cost of any products removed from the order)
- The online shopper places the final order into the customer's vehicle, and the transaction is considered complete.



**CITY OF WEST ALLIS
ORDINANCE O-2021-0021**

**ORDINANCE TO ADOPT THE CITY OF WEST ALLIS 2040 COMPREHENSIVE
PLAN**

**THE COMMON COUNCIL OF THE CITY OF WEST ALLIS DO ORDAIN AS
FOLLOWS:**

PART I. Pursuant to Sec. 62.23(2) and (3) of the Wisconsin Statutes, the City of West Allis is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(2) of Wisconsin Statutes.

Council held a public hearing on the “City of West Allis 2040 Comprehensive Plan,” in compliance with the requirements of Sec. 66.1001(4) of Wisconsin Statutes.

PART IV. The Plan Commission of the City of West Allis by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the passage/enactment of the document entitled “City of West Allis 2040 Comprehensive Plan,” containing all of the elements specified in Sec. 66.1001(2) of the Wisconsin Statutes.

PART V. The West Allis Common Council does, by enactment of this ordinance, formally adopt the document entitled “City of West Allis 2040 Comprehensive Plan,” pursuant to Sec. 66.1001(4) of the Wisconsin Statutes.

PART VI. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Common Council and publication/posting as required by law.

cc: Planning & Zoning Program
City Attorney’s Office

ZON-O-1261-2-17-21

SECTION 1: **ADOPTION** “O-2021-0021” of the City Of West Allis
Municipal Code is hereby *added* as follows:

ADOPTION

O-2021-0021(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

2040 Comprehensive Plan



February 17, 2021

**CITY OF WEST ALLIS
RESOLUTION R-2020-0658**

**RESOLUTION TO ADOPT THE PUBLIC PARTICIPATION STRATEGY FOR
COMPREHENSIVE PLAN UPDATES**

WHEREAS, the Common Council of the City of West Allis on February 15, 2011 adopted a comprehensive plan under the authority of and procedures established by Sec. 66.1001(4) of Wisconsin Statutes; and,

WHEREAS, Sec. 66.1001(4) of Wisconsin Statutes requires that the Common Council adopt written procedures designed to foster public participation during plan amendments and updates, and that such written procedures provide for a wide distribution of proposed plan amendments, an opportunity for the public to submit written comments on the plan, and an opportunity for the Common Council to respond to such comments; and,

WHEREAS, the Common Council believes that meaningful public involvement is important to ensure the resulting plan and amendments reflect the wishes and expectations of the public; and,

WHEREAS, the Common Council believes that adjusting the first year of the comprehensive plan to one that is more closely aligned with the release of decennial Census data will allow for a more accurate and robust planning process, not only for the upcoming comprehensive plan but for all comprehensive plans in the decades that follow; and,

WHEREAS, the Common Council supports a minimal update to the current comprehensive plan; and,

WHEREAS, the Common Council expects a more robust plan update and public engagement process be conducted following the release of 2020 Census data; and,

WHEREAS, the attached policy entitled, “Public Participation Strategy for Comprehensive Plan Updates” includes procedures to foster public participation, ensure wide distribution of proposed plan amendments, provide an opportunity for the public to submit written comments on the plan, and provide an opportunity for the Common Council to respond to such comments; and,

WHEREAS, the “Public Participation Strategy for Comprehensive Plan Updates” shall be utilized and followed throughout the plan amendment and update process.

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of West Allis adopts the attached policy entitled, “Public Participation Strategy for Comprehensive Plan Updates” as its public participation procedures for proposed amendments to the comprehensive plan, meeting the requirements established by Sec. 66.1001(4) of Wisconsin Statutes.

SECTION 1: **ADOPTION** “R-2020-0658” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2020-0658(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL NOVEMBER 04, 2020.

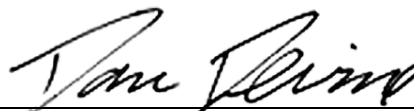
| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | <u>X</u> | _____ | _____ | _____ |
| Ald. Vince Vitale | <u>X</u> | _____ | _____ | _____ |
| Ald. Tracy Stefanski | <u>X</u> | _____ | _____ | _____ |
| Ald. Marty Weigel | <u>X</u> | _____ | _____ | _____ |
| Ald. Suzzette Grisham | <u>X</u> | _____ | _____ | _____ |
| Ald. Danna Kuehn | <u>X</u> | _____ | _____ | _____ |
| Ald. Thomas Lajsic | <u>X</u> | _____ | _____ | _____ |
| Ald. Dan Roadt | <u>X</u> | _____ | _____ | _____ |
| Ald. Rosalie Reinke | <u>X</u> | _____ | _____ | _____ |
| Ald. Kevin Haass | <u>X</u> | _____ | _____ | _____ |

Presiding Officer

Attest



Rebecca Grill, City Clerk, City Of
West Allis



Dan Devine, Mayor City Of West Allis



Chapter 1: Introduction

WHAT IS A COMPREHENSIVE PLAN?

Wisconsin State Comprehensive Planning Law (Statute 66.1001) requires cities, counties, and other local units of government to enact a Comprehensive Plan every 10 years. The Comprehensive Plan, which covers a 20-year planning period, is intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the West Allis Comprehensive Plan 2030 in February of 2011. The 2030 Plan focused on identifying and supporting redevelopment opportunities throughout the city, as well as promoting sustainable development practices. This update, the West Allis 2040 Comprehensive Plan, replaces the 2030 Plan as the City's guide for development and decision making.

2040 COMPREHENSIVE PLAN UPDATE PROCESS

Over the past decade, West Allis has experienced a renewed level of investment, growth, and change. As our community continues to evolve, a collective future vision, a shared set of priorities, and a united plan is needed to effectively maintain our momentum and to guide us when faced with everyday decision-making and complex choices alike. The City, over the past 10 years, has experienced an overall growth in terms of residential and commercial value. Although the City is land locked and fully developed, West Allis has continually increased its value through redevelopment efforts. The City's equalized value has increased from \$3.5 Billion in 2005 to over \$4.0 Billion in 2019.

In looking forward to planning and visioning for the next 20 years, we have acknowledged that the timeline for updating the City's Comprehensive Plan is not well aligned with the release of decennial Census data. Having access to updated Census information will provide a more accurate reflection of the city today. Additionally, such information will allow for a more robust planning process, as citizens and elected officials will have a renewed set of factors to consider as they envision the future. By re-establishing our start date



to after the release of Census data, we ensure that all future comprehensive plans, for generations to come, will be completed with the most current and up-to-date information available.

As such, the City's current approach to updating the Comprehensive Plan is intended to be conducted in two phases.

- The first phase will take place immediately and include minimal updates to the previously adopted 2030 Comprehensive Plan, in order to meet statutory requirements.
- The second phase will take place over the next several years and will include a full overhaul of each plan element, including extensive public involvement in the planning and visioning process.

This two-phased approach will allow the City to fully engage the public in the planning process and will provide for the use of more current data as we reevaluate each plan section.

This first phase of the 2040 Comprehensive Plan reflects the long-term priorities of West Allis citizens, identifies short-term action items, and creates a space where decision-makers can turn for guidance and consistency. This Plan translates community values and ideas into policies and action items, and is intended to serve as a foundational pillar within the larger framework of our local democratic process.

2040 COMPREHENSIVE PLAN ELEMENTS

The 2040 Comprehensive Plan includes ten plan elements, each with its own unique goal intended to guide us in development and decision-making processes. As we work towards realizing our collective vision of the city, we must ask ourselves if our efforts serve the following goals:

Neighborhoods Goal: To preserve and enhance the existing diversity of uses within our neighborhoods.

Economic Development Goal: To provide a competitive and diverse economic atmosphere that attracts investment and employment.

Housing Goal: To maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

Transportation Goal: To provide a safe and efficient multi-modal transportation network that will effectively serve the travel needs within the city and region.

Parks and Open Spaces Goal: To protect and enhance our existing parks and natural resources.

Cultural Resources Goal: To preserve the historic character of the community's social and architectural diversity.

Community Facilities Goal: to continue to provide efficient, affordable, and sustainable services to our residents.

Redevelopment Goal: To identify and transform underutilized properties throughout the city.

Land Use Goal: To encourage the continuation and future development of compatible land uses within our urban community.

Intergovernmental Cooperation Goal: To continue to build upon collaborative efforts that achieve regionalism.

Chapter 2: Community Profile

COMMUNITY PROFILE

The City of West Allis is a suburb located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 and is the eleventh largest city in the State of Wisconsin, with a population of 60,411 according to the 2010 census. West Allis is an inner-ring suburb in the Milwaukee Metropolitan Area which is comprised of over 1.5 million people (Milwaukee, Ozaukee, Washington, and Waukesha counties).

The Community Profile element covers a variety of city-wide information including existing conditions, demographic trends and integrates recent strategic planning efforts to bolster quality of life, growth, and brand/image. As part of the data collected from the strategic planning and visioning efforts, West Allis is compared to both adjacent and peer cities, which are matching in population size and socioeconomic demographics. The demographic analysis draws from the American Community Survey and also the City of West Allis Fact Book, as prepared by the Milwaukee County UW Extension, and provides an overview of strengths and opportunities that align with the themes that this plan should address over the coming years. The data sets can be used as benchmark points for future data metrics analysis and determination of implementation successes. Recommendations made throughout this Plan shall build upon the following demographic considerations.

Summary of Demographic Considerations

The analysis of demographics in the City of West Allis suggests the following:

1. The City should continue to emphasize the retention of the employment base by providing housing and amenities for all family types and ages.
2. The City should continue to focus on the retention and attraction of individuals age 20 to 34, which will provide a stabilizing force as the population continues to age.
3. The City should foster opportunities for the population to obtain advanced degrees by encouraging the local business community to support continuing education efforts.
4. The City should support the existing public transportation network and expand alternative transportation opportunities in an effort to assist the commuting workforce.
5. The City should aggressively promote West Allis as an ideal location to a variety of industries to secure jobs for the local and regional workforce.

Summary of Key Strengths and Opportunities

A **diverse business environment** that is not dependent on one major business sector or a few major employers.

A **high labor force participation rate between the ages of 25 and 64.**

A **labor market that is highly connected** to the city of west allis and the metropolitan region.

A **younger population** where **almost one out of every three residents** is between the **ages of 20 and 39.**

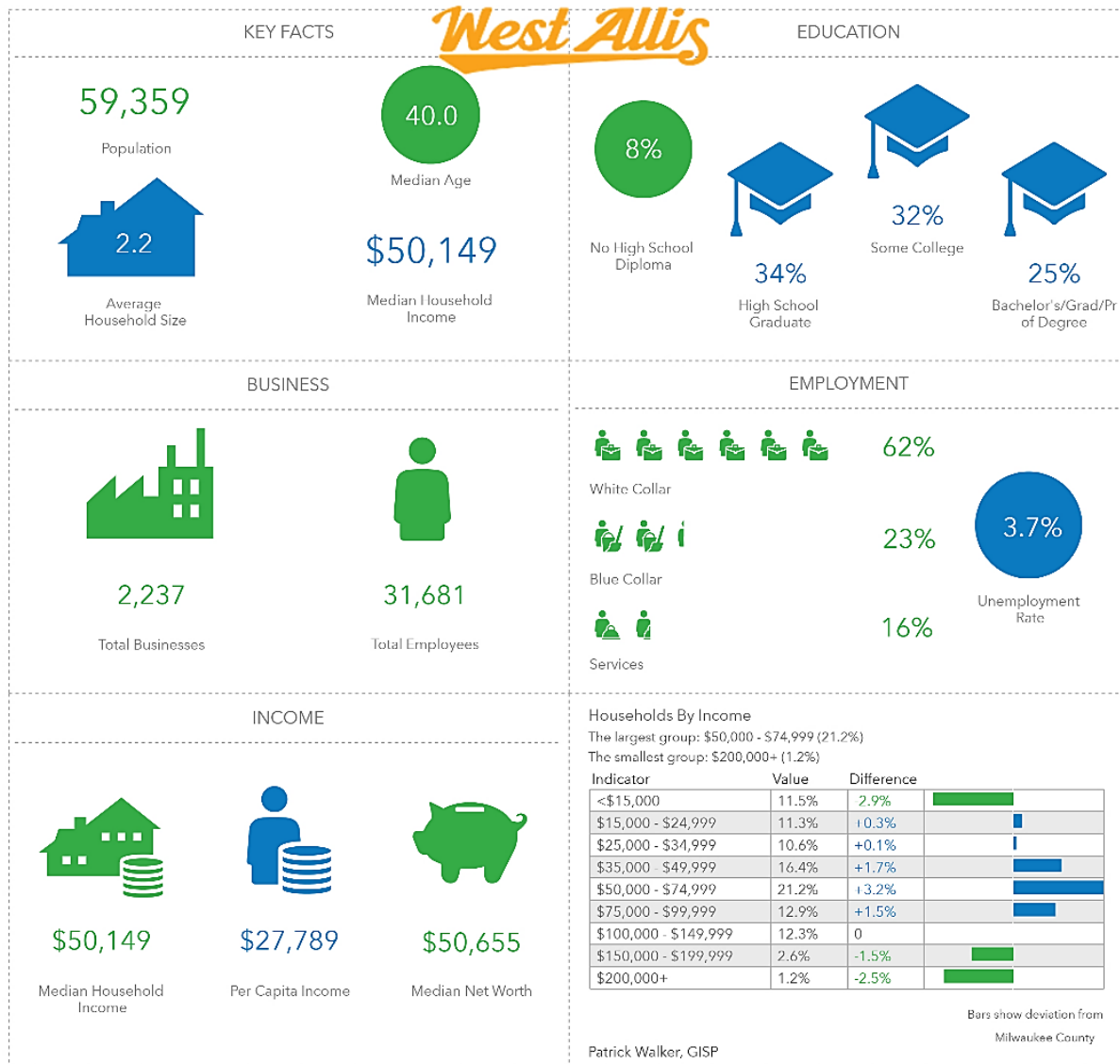
A **growing racial and ethnic diverse community** where almost 1 out of 5 residents are Hispanic/Latino, Black, American Indian, or Asian or Pacific Islander.

A **reasonable median home price** when compared to similar communities.

Overall **crime is down**.

DEMOGRAPHICS

Demographic data, trends, and projections are critical tools in gaining an understanding of community composition, insight about the past and future housing markets, and potential commercial markets based on demographic trends. The following data describe the demographic composition of the City of West Allis based on demographic analysis from the City of West Allis Fact Book as prepared by the Milwaukee County UW Extension and provides an overview of strengths and opportunities that align with the themes that this



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

Businesses counts from Infogroup

Source: Esri forecasts for 2019

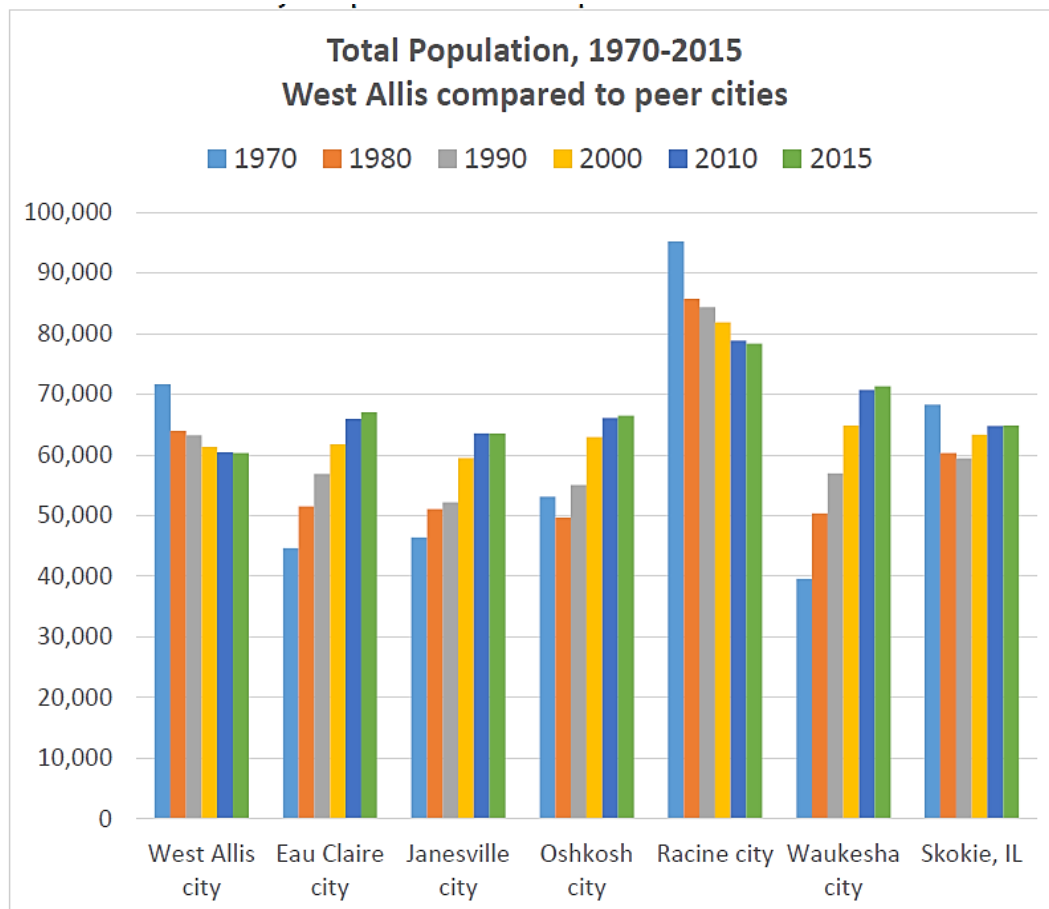
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plan should address over the coming years. The data sets can be used as benchmark points for future data metrics analysis and determination of implementation successes. Recommendations made throughout this Plan shall build upon the following demographic considerations.

In looking forward to planning and visioning for the next 20 years, we have acknowledged that the timeline for updating the City's Comprehensive Plan is not well aligned with the release of decennial Census data. Having access to updated Census information will provide a more accurate reflection of the city today. Additionally, such information will allow for a more robust planning process, as citizens and elected officials will have a renewed set of factors to consider as they envision the future. By re-establishing our start date to after the release of Census data, we ensure that all future comprehensive plans, for generations to come, will be completed with the most current and up-to-date information available. A demographic summary table is provided below which offers a dashboard summary of current demographic estimates.

Population

Among the cities that border West Allis, the City of Milwaukee maintains the highest population at 590,157, while the City of Greenfield has the lowest with 37,099 residents. The City of West Allis is estimated to have a current population of 59,359 (approximately -0.8% since the 2010 US Census population figure of 60,401)



West Allis peaked in population in 1970 with 71,723 residents. The largest decline in population occurred in the 1970s and the population decline has slowed considerably since 1980. When compared to peer cities, the population trend of West Allis is similar to the City of Racine which has declined in population since 1970 as well with its greatest decline between 1970 and 1980.

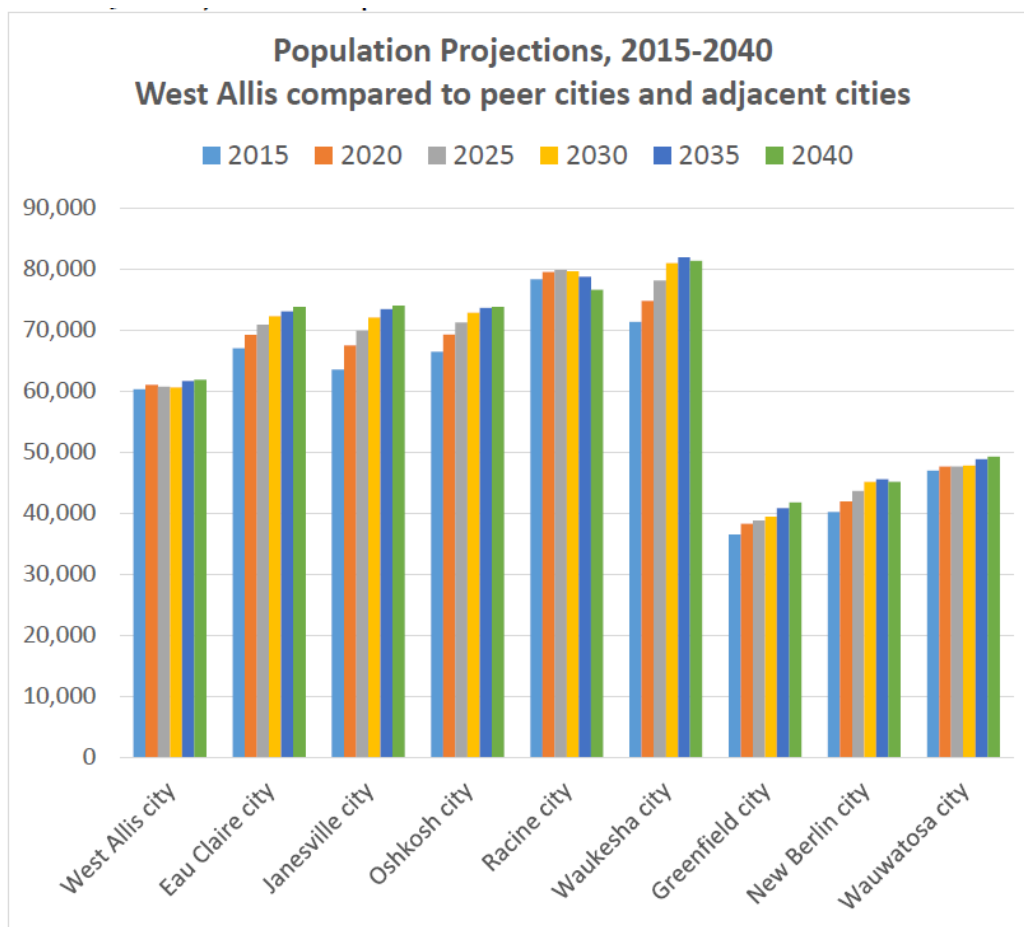
which equates to an estimated 2.17 person per household size and an estimated 27,245 households (US Census 2015-2019 estimates).

West Allis peaked in population in 1970 at 71,723 residents and since this time the City has decreased in population over the last 40 years, following the same pattern as Milwaukee County. The largest percent change in population for both the City and the County occurred between 1970 and 1980, with decreases of -10.7% and -8.5% respectively. Other cities and villages in Milwaukee County experienced similar decreases over those decades, except for the City of Greenfield.

When compared to peer cities (Eau Claire, Janesville, Oshkosh, Racine, Waukesha) the City of Racine experienced a similar trend. The challenge facing West Allis is that as an inner ring suburban city, it is surrounded by cities and villages. In order to grow, redevelopment efforts must continue to focus on revitalization of existing properties and increasing population density.

Population Projection

Although the long-term trend has shown a decrease in population, recent redevelopment trends in West Allis, combined with the City's regional accessibility, racial and ethnic diversity and birthrates may suggest a population increase between 2030-2040. Population projections within the both the existing 2030



The good news is that population projections for 2015 to 2040 show that West Allis will for the first time since 1970 experience positive population growth and remain one of the larger cities in the Metropolitan Milwaukee region.

Comprehensive Plan and the more recent Strategic Plan projections (below) show that overall, the city's population may grow slightly thus eliminating a 40-year trend of population decline. This supports the trend of people moving to West Allis due to current multi-family housing development and the availability of affordable housing choices.

Trends in residential construction. One indicator of future housing development. The table below lists housing starts over the past ten years (based on building permits issued) within the City of West Allis. These are for new single-family homes, duplexes, and multi-family homes including apartments, condominiums, and senior living units (but not memory care or other group living). The number of new housing units added has been low each year, except during 2018 when two apartment buildings began construction. This trend is typical for inner-ring suburbs like West Allis and West Milwaukee, which do not have much undeveloped land and where most new housing units come from multi-family developments such as apartments, condominiums, or townhomes.

City of West Allis Housing units by Type 2010-2020

| Unit type | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Total |
|---------------|---------|------|------|------|------|------|------|------|------|-------|
| Single family | 7 | 3 | 4 | 4 | 1 | 4 | 3 | 1 | 2 | 29 |
| Two family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Multi-family | 0 | 0 | 38 | 0 | 4 | 0 | 380 | 0 | 0 | 422 |
| Total | 7 | 3 | 42 | 4 | 5 | 4 | 383 | 1 | 6 | 455 |

In 2018, the City of West Allis issued permits for its first large multi-family developments since the late-2000s. The West Apartments opened in 2019 with 177 market-rate 1-, 2-, and 3-bedroom apartments. These apartments are geared towards young professionals, with rents ranging from \$1,200 to \$2,000 a month. Element 84 Apartments opened in 2020 with 203 market-rate 1- and 2-bedroom apartments. As of January of 2021, an additional multi-family development in West Allis was in the approval process or in negotiations, and if implemented would add an additional 310 units (Lofts at SoNa and the Allis Yards).

Location, Diversity and Birthrates. Aside from construction trends in West Allis and the region, the City's regional accessibility, racial and ethnic diversity and birthrates may suggest a population increase in total population between 2030-2040. However, the effect of COVID-19 on the number of births in upcoming years is yet to be determined. If reaction to COVID-19 is similar to that of the economic recession of the late 2000s, then perhaps many of today's adults of childbearing age may put off or refrain from starting families.

The following demographic information is provided from a West Allis-West Milwaukee School District Community Change Report prepared in 2020. The number of births between 2010 and 2019 for West Allis and West Milwaukee. Since 2010, births in the WAWM School District have decreased by 21 percent, from 893 births in 2010 to 702 births in 2019. This trend is consistent with a nationwide decrease, reported in the National Center of Health Statistic's 2017 National Vital Statistics System Report. This local decrease is significantly greater than the decrease in Milwaukee County as a whole, which experienced a 9 percent decrease in births from 2010 to 2019.

The number of children born in the WAWM District is also affected by the changing demographics of the City of West Allis and Village of West Milwaukee. In 2000, 88 percent of births in the District were to white mothers. In 2017, this decreased to 70 percent of births. During the same period, births to black mothers increased from 2 percent of all births to 6 percent of all births. Additionally, births to Latinx mothers

increased from 6 percent of births to 17 percent of births. According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women.

- This suggests that increasing racial and ethnic diversity in the District should have upward pressure on the number of total births each year.

Persons in the West Allis West Milwaukee School District between 25-39 years of age increased by 21 percent from 2010 to 2018, or from 14,415 persons to 17,394 persons. This increase is driven almost entirely by the minority population.

- This increase in young adults between 2010 and 2018 should exert upward pressure on births in the WAWM School District over the next decade as many of these young adults begin to have children.

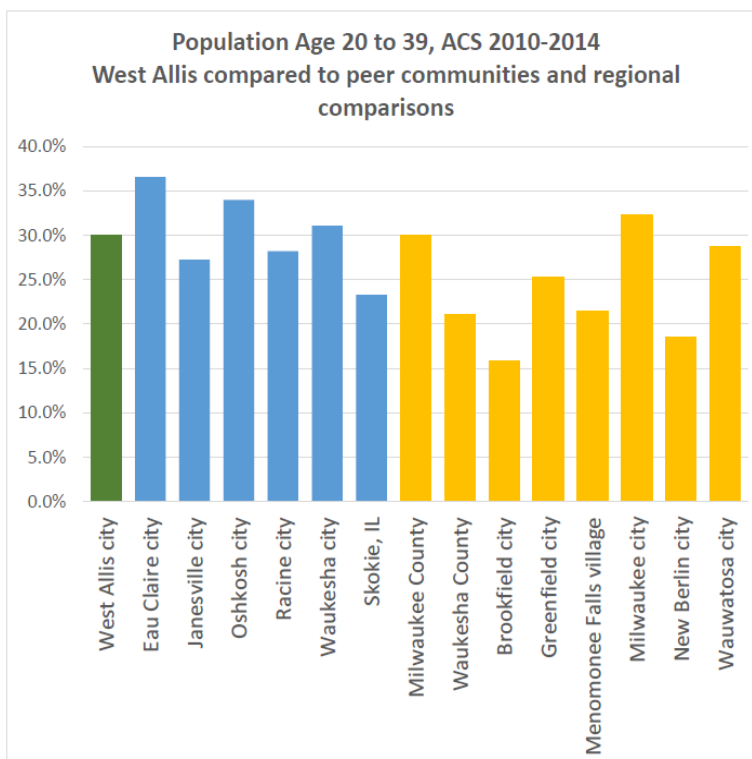
- Births decreased in the West Allis-West Milwaukee (WAWM) District by 22 percent over the past decade, mainly due to decreases in births by white women. Relatedly, the population aged 0-17 decreased by 2 percent over the past decade.
- The population aged 25-39 increased by 21 percent over the past decade. This increase of young adults of childbearing age may indicate a stabilization in births over the next decade.
- The WAWM District is becoming more racially and ethnically diverse. Over the past decade, the WAWM District's total white population decreased by 4,469 persons, or 9 percent. The Latinx population increased by 1,993 persons, or 29 percent. The black population increased by 1,740, or 66 percent.
- According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women. This combined with the changing demographics of the WAWM area suggests the possibility for more births in WAWM District.
- Population in the WAWM has been and will be supported by its superior regional accessibility and local and regional job growth.

Age

Approximately 14.5% of the population is under the age of 18 years old. The average West Allis resident age is 38 years old. About 7.6% of the population is age 45-64 and about 21% of the population is over 65 years.

Almost one out of every three residents (30%) in West Allis was between the ages of 20 and 39 between 2010 and 2014.

In the Milwaukee Metropolitan Region, on the City of Milwaukee and City of Waukesha have a higher percentage of residents in this age group. In addition, over 57 percent of the population of West Allis was working age (25 to 64) during the period 2010 to 2014. This figure was tied for first with Wauwatosa among all peer cities in the state and peer communities in the Milwaukee Metropolitan



Region. West Allis also had the second highest percentage of people age 65 and over (14.5 %) between 2010 and 2014 when compared to peer cities. However, the peer cities have a lower percentage of their populations of age 65 and over when compared to other areas, especially rural areas of Wisconsin.

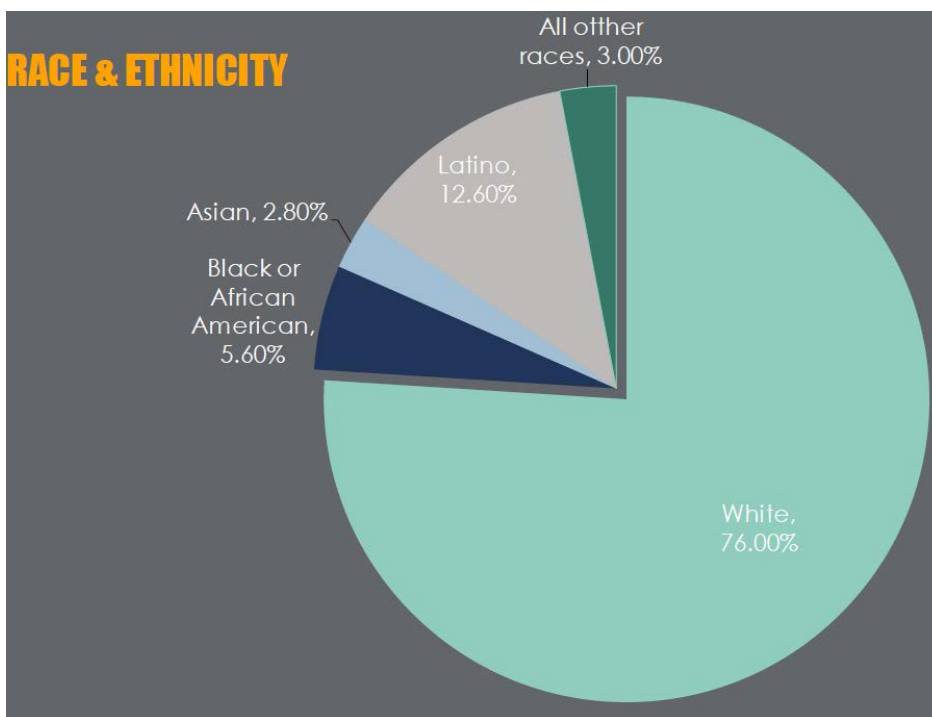
- The younger population in West Allis is certainly a strength. The challenge for West Allis is how to engage the 20 to 39-year-old population in city government and the community and identify strategies that will retain them as well.

Race and Ethnicity

West Allis has experienced significant growth in diverse populations over the past couple of decades. In 2010, 9,652 residents or 18 percent of the population in West Allis was Hispanic/Latino, Black, American Indian, or Asian or Pacific Islander. More recent 2019 estimates indicate close to 25% of the population Hispanic/Latino, Black, American Indian, or Asian or Pacific Islander. This diverse growth is even more evident in the public school system where over 40 percent of enrollment is represented by diverse race/ethnic groups. This growth in diversity is important for West Allis as the White population is no longer the driver of population growth in Wisconsin or the U.S.

The City of West Allis and the surrounding region should be cognizant of their growing diversification and plan accordingly.

Increasing demographic diversity can offer numerous opportunities, including the development of new businesses and consumer bases. The creation of small or start-up enterprises aimed at serving the City's growing diversity can take advantage of the City's available density and urban infrastructure.



Growing diversification and market demands often lead to business opportunities centered on sectors relating to food, entertainment, fashion, communication, and technology.

- Working together, the creative capital of diverse stakeholders can lead to new ideas and solutions to today's realities, whereas avoidance and isolation can produce the opposite outcome.
- Quality development and civic appreciation need not occur along demographic divides. The City, its citizens and business community should look for ways to embrace diversity with respect and optimism, in order to advance West Allis as a quality community.

Educational Attainment

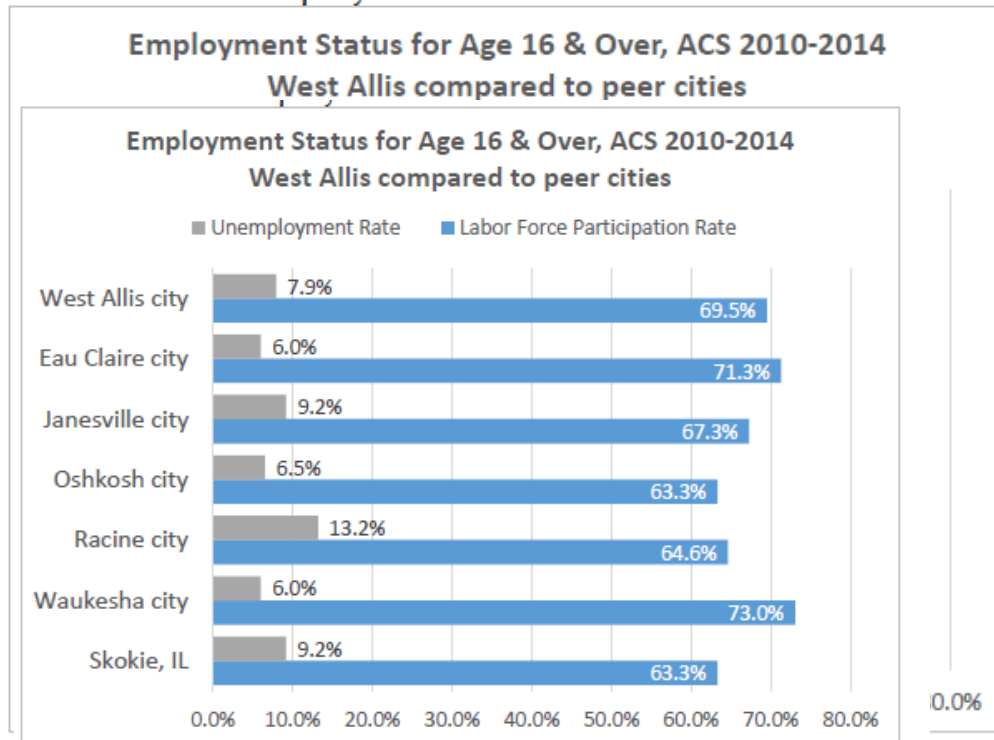
Of the population age 25 and older in West Allis, approximately 25% have received a bachelor's degree or higher. Comparatively, this percentage is lower than surrounding communities and Milwaukee County as a whole (31% Milwaukee Co). Conversely, those in West Allis who have not graduated high school comprise only 9% of the population age 25 and older. This percentage is lower than the City of Milwaukee and Milwaukee County as a whole (12%). West Allis is similar to peer cities regarding high school diploma attainment and some college or an Associate's degree. West Allis ranked 5th among peer cities for those who had a Bachelor's degree or higher between 2010 and 2014.

Income

The per capita income in West Allis is \$29,213 and the median household income is \$52,235 (2015-2019 estimates). Census estimates indicate that 11.9% of the City population is below the poverty level. This number was lower than all bordering cities except for the City of Milwaukee, where the per capita income level is \$23,462 and the median household income is \$41,838 with 25% of the population below poverty level. Milwaukee County as a whole was slightly similar to that of West Allis, with per capita income at \$29,270 and median household income at \$50,606. About 16.9% of the Milwaukee County area below poverty level.

Employment Status

Among the population age 16 and older in the City, 69.5% are in the civilian labor force. Between 2010 and 2014, 7.9% of the civilian labor force were unemployed, according to data provided by the US Census



With regard to unemployment rate, between 2010 and 2014 the City of West Allis ranked in the middle of peer city rankings. In addition, the City of West Allis ranked third in labor force participation rate at 69.5%.

Bureau's American Community Survey (ACS). The graph below shares data from the West Allis fact book as compiled from peer Cities. The 2015-2019 American Community Survey estimates indicate a similar participation rate of 68.6% with a lower unemployment rate estimated at 3.4%. Only the Cities of Greenfield (3.3%), New Berlin (2.6%), and Wauwatosa (2.6%) had lower unemployment rates according to ACS estimates (Milwaukee County estimated unemployment rate of 3.7%).

- The 2020 census data will likely result in higher unemployment figures given the pandemic. Recent jobless rate estimates in the Milwaukee-Waukesha-West Allis statistical metro area is estimated at 6% and 7% for Milwaukee County.

Occupation

Occupational status considers individuals who are employed in the civilian labor force ages 16 or older. Of these individuals in West Allis, 27.1% are employed in management and professional fields. Approximately 29.6% are employed in sales and office professions, and 18.2% work in production, transportation, and material moving occupations. Compared with other cities in Milwaukee County, the percentage of individuals in management, professional, and related occupations in West Allis is slightly lower.

Local Government Profile

The City operates under the Council-Mayor form of government. The Common Council includes ten alderpersons elected from five geographic districts, who are elected to four-year terms. The Chief Executive Officer of the City is the Mayor, who monitors and supervises departmental operations on behalf of the Common Council. The City Administrator assists the Council and Mayor in carrying out their overall and day-to-day direction and operation of the City. West Allis is a full-service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis retains approximately 574 full-time equivalent employees, on a permanent basis.

STRATEGIC PLANNING AND BRANDING 2017-22

Rounding upon a decade of redevelopment achievements since the 2030 Comprehensive Plan's adoption, among one of the major accomplishments the City adopted a five-year strategic plan. This plan includes a vision statement, mission statement, goals, core values and competencies some of which are summarized below, but may be accessed for more detail here: westalliswi.gov/Our-Vision-City-of-West-Allis-Strategic.

In 2018, the City of West Allis also launched its new brand. The brand was over nine months in the making and included input from residents, City leaders, business owners, City employees, and school district staff. A three-year strategic marketing campaign also launched that day. The campaign included print, digital, billboard, radio, and targeted ad spending to promote business and residential opportunities in West Allis. The campaign's theme – That's Why West Allis – invites business owners and residents to share their West Allis stories in their own words. In the final 3 months of 2018, ads promoting the City received over 1.6 million impressions.

Vision Statement

The City of West Allis will provide a living and working environment throughout the community that is focused on providing its citizens and businesses a coordinated, efficient, effective, and responsive level of services. The City of West Allis will make this community the preferred municipality in the Milwaukee metropolitan area, the state, and the country.

Strategic Goals

Goal #1 – Image/Brand Destination - The City of West Allis will become the “preferred municipality in the Milwaukee Metropolitan area, the state, and the country” for visitors, residents and businesses through focused rebranding, marketing and promotion actions.

What it means for citizens - At the time of the Strategic Plan’s creation, West Allis was combating negative perceptions in the media about the community that were based on outdated misconceptions and belied the facts: crime was down, redevelopment was up, and the City was investing in amenities to attract businesses and residents. The challenge was telling West Allis’ very positive story to the community, the region, and beyond.

This goal identified the City’s many strengths – our Farmers Market, library, biking and walking trails, sense of history, and strategic partnerships – and provided direction for how to leverage those strengths to reshape the public narrative surrounding the community. Branding and marketing efforts could then focus on promoting the community and continuing to attract businesses and new residents, while encouraging current residents to rally behind their own community.

Goal #2 – Quality of Life - The City of West Allis will promote the quality of life for residents by ensuring a safe and healthy community. (Public Safety, Health, Private and Public Infrastructure, Aesthetics, Sense of Community)

What it means for citizens - The City of West Allis is committed to providing a safe, healthy, attractive environment for citizens to live, work, and play. West Allis encompasses over a dozen neighborhood parks, two county parks, and two state walking/biking trails within its 11- mile square borders. City leadership and partners are passionate about maintaining these green spaces and investing over \$2 million annually in outdoor recreational opportunities for residents. The City has also invested in improving public safety and additional community outreach efforts by West Allis Police Department.

West Allis Health Department is a key leader in in the Strategic Actions to support Quality of Life for West Allis residents. Its Healthy Lifestyles Coalition, Mental Health & Substance Abuse Taskforce, and Violence-Free West Allis Cooperative are at the forefront of addressing serious health issues impacting the community.

Goal # 3 – Citizen Engagement - The City of West Allis will increase citizen engagement to facilitate a sense of community, belonging, and ownership for citizens.

What it means for citizens - Citizens who take pride and ownership in their communities are key to that community’s success and strength. Through the Strategic Plan, the City outlined its efforts to keep residents informed about city activities and services and motivate them to become engaged and active participants in their community.

Communication and education are key drivers of Citizen Engagement. In 2017 the City developed a new Communications Department to steer and craft consistent, strategic outgoing messaging through the media, websites, social media, and print communications the City shares. This new department has led collaboration with other City departments to ensure City communications are easy to understand and include clear calls to action. The City has also placed emphasis on developing electronic tools to make it easier for residents to stay connected to and participate in their local government.

Goal # 4 – Economic Vitality and Sustainability - The City of West Allis will protect the organization's fiscal well-being through long term planning and fiscal analysis. Further, proactive and well-planned development and redevelopment opportunities will be promoted and maintained.

What it means for citizens - Municipalities are increasingly challenged by ever-more restricted budgets. As a landlocked, heavily developed City, West Allis faces unique challenges to redevelop and leverage its commercial spaces to attract and retain businesses that create job opportunities and contribute back to the strength of the community. In addition, West Allis is facing the same struggle as many other cities, to maintain aging infrastructure and facilities while cost effectively supporting a high level of service for residents.

Economic Vitality and Sustainability solidifies the City of West Allis' commitment to fiscal responsibility and data-driven budgeting. Through our collaborative budgeting process and through Comprehensive Plan updates, thereby expanding strategic development and redevelopment initiatives, the City is positioning itself to remain economically viable for years to come.

Goal #5 – Excellence in Government - The City of West Allis will continually review the best methods for effective and efficient service delivery by utilizing continuous improvement and LEAN operation techniques. Innovation and service excellence is expected, and employees will be held accountable and rewarded for such.

What it means for citizens - The City of West Allis is a municipal organization comprised of over 600 employees working within 24 unique departments at more than 10 municipal facilities. At the time the Strategic Plan was adopted, 50% of the City's employees were expected to retire within the subsequent five years. Public sector agencies everywhere struggle to attract and retain qualified younger workers. Budget constraints prevent the public sector from offering the salaries and benefits their private sector counterparts enjoy. These challenges put great urgency on the City to develop programs and streamline operations to improve efficiency. The City is constantly striving to work smarter in order to work harder. LEAN training has instilled employees with a process improvement mindset, and training and cross-training have allowed employees to leverage their skills in new and innovative ways. In order to provide exceptional service to residents, the City is committed to exceptional operations itself.

Chapter 3: Neighborhoods, Districts and Corridors

BACKGROUND AND GUIDING PRINCIPLES

Within the comprehensive plan framework, goals and recommendations are provided not only at a citywide level, but also at the individual neighborhood, district, and corridor level. The purpose of this Chapter is to provide character descriptions, goals, and recommendations for the neighborhoods, districts and corridors identified in the City of West Allis.

The assessment provided in this Chapter is based on the neighborhood, district, and corridor framework devised by the Congress for New Urbanism (CNU). The CNU strives to encourage walkable, compact communities that celebrate the history of the built environment and the preservation of natural features.

The principles provided by CNU's urban hierarchy (Figure 3-1) guide public policy, development practice, urban planning, and design, and are used as the guiding principles for the areas identified in West Allis:

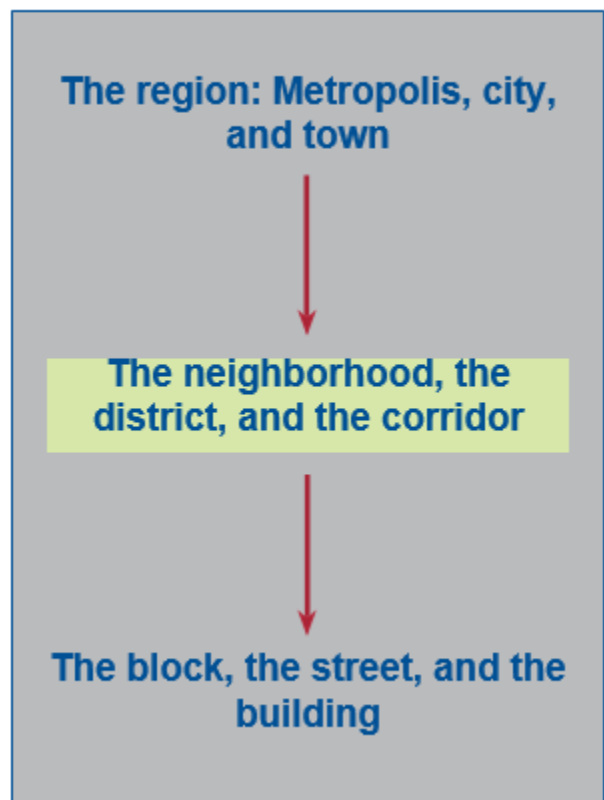
The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.

Neighborhoods should be compact, pedestrian-friendly, and mixed-use. Districts generally emphasize a special single use and should follow the principles of neighborhood design when possible. Corridors are regional connectors of neighborhoods and districts; they range from boulevards and rail lines to rivers and parkways.

Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.

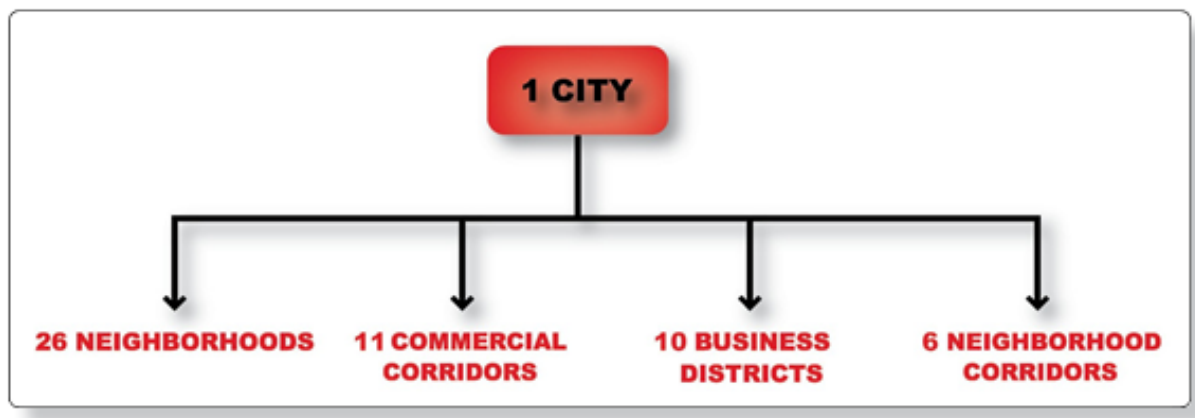
Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.

Figure 3-1. Urban Hierarchy



1. Transit corridors, when properly planned and coordinated, can help organize metropolitan structure and revitalize urban centers. In contrast, highway corridors should not displace investment from existing centers.
2. Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
3. Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.
4. The economic health and harmonious evolution of neighborhoods, districts and corridors can be improved through graphic urban design codes that serve as predictable guides for change.
5. A range of parks, from tot-lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

Figure 3-2. West Allis Neighborhoods, Districts and Corridors



Sections of this chapter refer to “concept areas,” a phrase established by the City to describe focus areas for this plan. Additionally, select concept areas were further studied as “redevelopment opportunities.” Both the concept areas and redevelopment opportunities are further described in Chapter 9.

NEIGHBORHOODS

There are 26 neighborhoods represented within the City of West Allis (Figure 3-3). Each neighborhood has a character description, tailored recommendations, and a reference to any applicable concept areas.

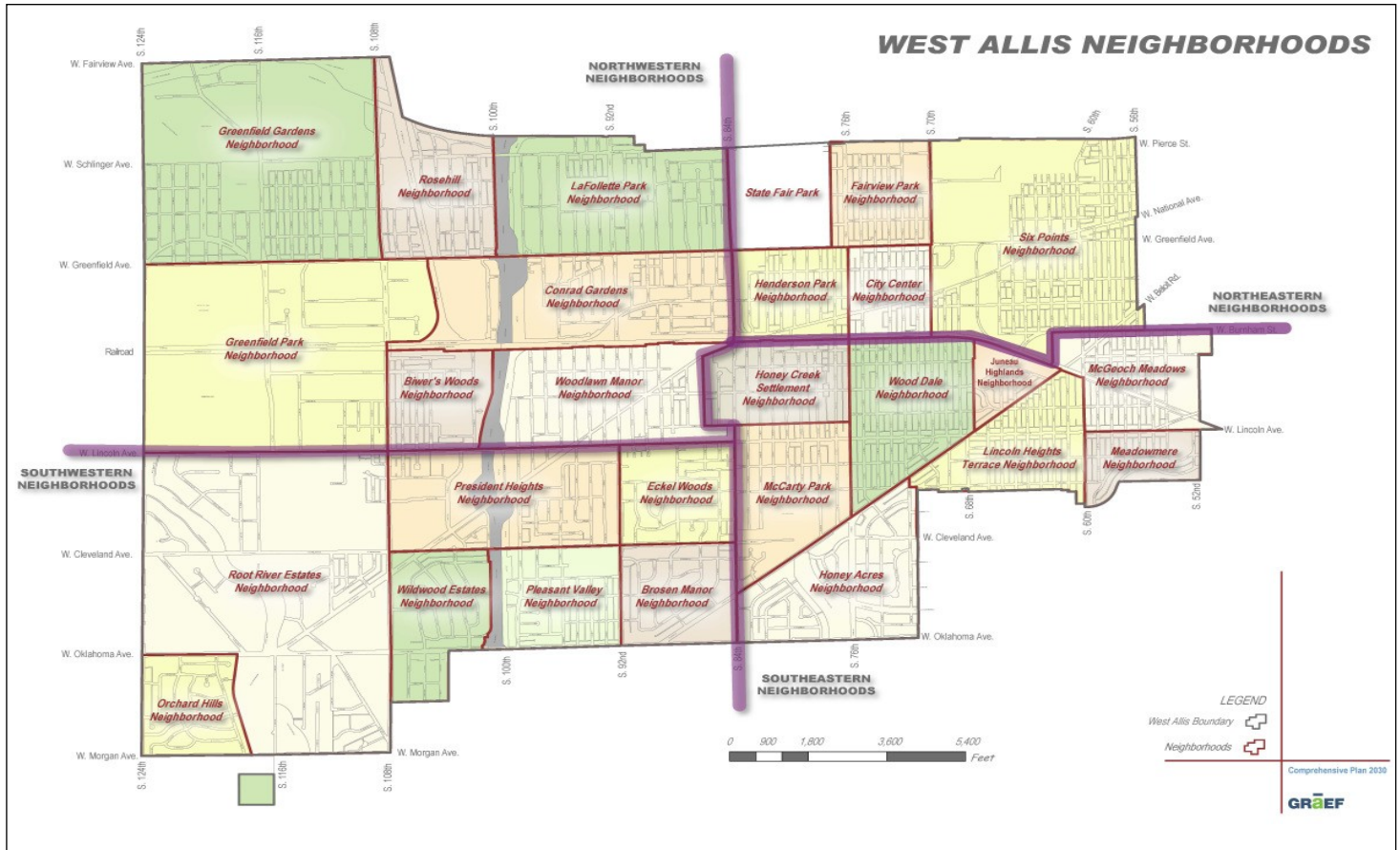


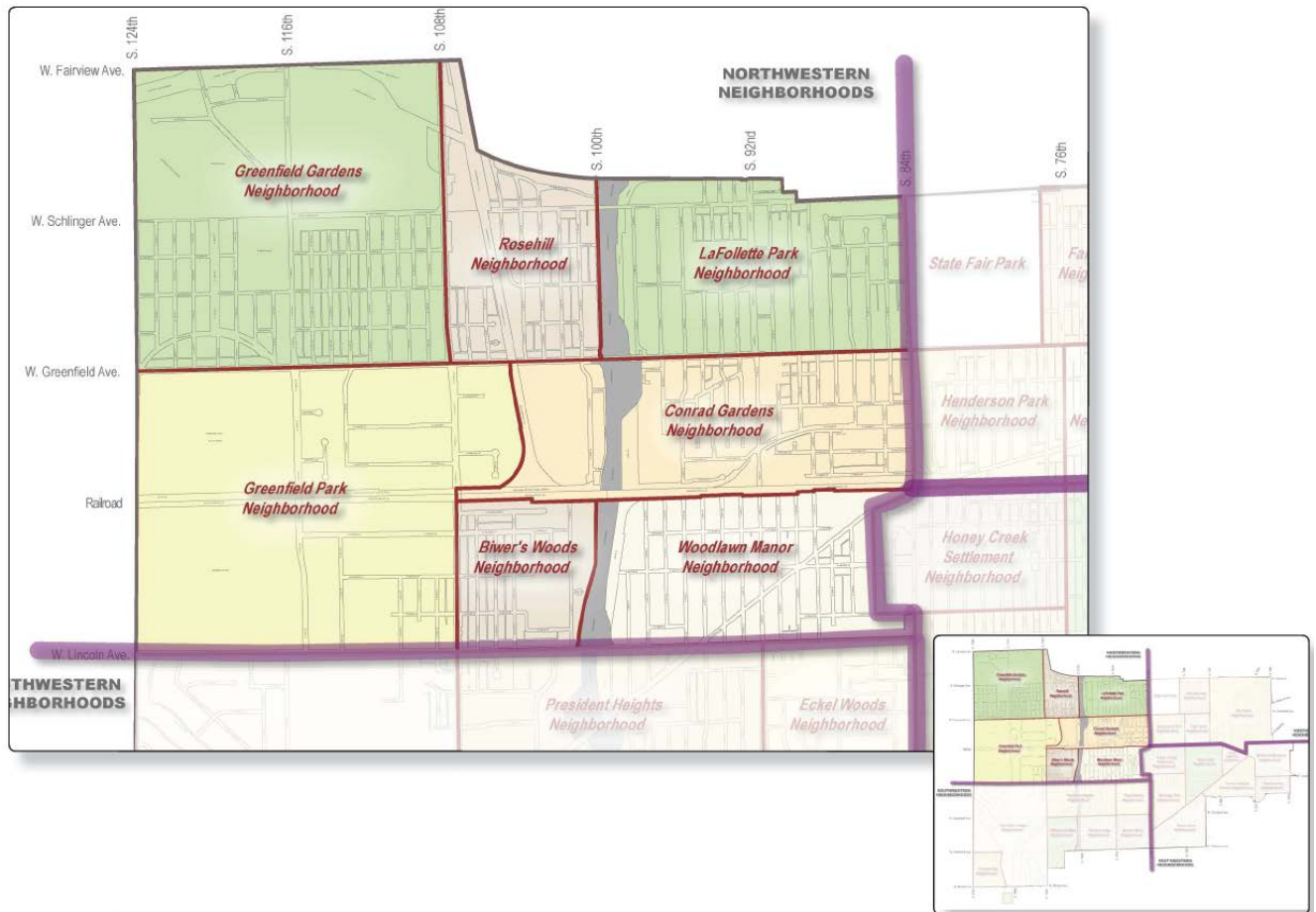
Figure 3-3. West Allis Neighborhoods

Northwestern Neighborhoods

Of note, in 2019 the City conducted a study of the Highway 100/South 108th Street corridor to evaluate the market feasibility of new businesses, and to create a long-term development strategy for the properties in this area. The study focused on the 3.25 mile stretch of Highway 100 that falls within the city limits and the surrounding properties, extending from I-94 to the north, Morgan Street to the south, I-41 to the east, and South 116th Street to the West

The following neighborhoods are in the northwestern quadrant of the City (Figure 3-4).

Figure 3-4. West Allis: Northwestern Neighborhoods



Biwer's Woods Neighborhood

Biwer's Woods is in the west central portion of the City, and is bounded by the railroad on the north, Interstate 894 on the east, West Lincoln Avenue on the south, and Highway 100 on the west. Interstate 894 does not provide access to the neighborhood. The street network is comprised of a traditional grid pattern with some alleys, with two streets terminated in cul-de-sacs. The neighborhood is not served by sidewalks.

Biwer's Woods consists predominantly of single-family residential development on mid-sized lots, with some multi-family residential located along the eastern boundary, adjacent to Interstate 894. Single-family houses in the neighborhood were predominately developed prior to 1970, while the large multi-family development occurred in the 1990s. Irving Elementary School is in the southeastern part of Biwer's Woods and includes play areas for schoolchildren and the public. Open space is also located in the northeastern portion of the neighborhood, and some commercial properties



are located along Highway 100 in the southwestern corner. The Cross Town Connector and Pedestrian Trail is planned to extend along the north side of this neighborhood.

Recommendations

- Create interactive park space at the northeast corner of West Rogers Street and South 102nd Street.
- Improve building aesthetics and access points for commercial properties along Highway 100 at Lincoln Avenue. Encourage WisDOT to allow median planting along Highway 100 to accommodate the residential character to the north.
- Establish the railroad overpass on Highway 100 as a location for Biwer's Woods gateway signage. Travelers on Highway 100 should encounter landscaping and signage to recognize entry into and exit from the neighborhood.
- Consider completing the sidewalk network in the neighborhood.

Concept Areas (See Chapter 9)

- Concept Area 10 – Highway 100 and West Rogers Street Industrial Park abuts the western boundary of the neighborhood.

Conrad Gardens Neighborhood

The neighborhood is bounded by West Greenfield Avenue to the north, South 84th Street to the east, and the Union Pacific railroad line to the south and west. The street network is a combination of the traditional grid pattern and non-traditional street layouts, with sidewalks throughout much of the neighborhood. The Conrad Gardens neighborhood offers a mix of single- and multi- family residential uses on a mix of small and mid-sized lots, as well as institutional, industrial, and commercial uses. Houses in the neighborhood were typically built prior to 1950, with more post-war development occurring in the western area of the neighborhood. The construction of I-894, in 1962, divided the neighborhood, leaving a remnant of residential properties along the east side of South 101st Street, in between the freeway and industrial uses to the west. A long stretch of multi-family residential borders the west side of South 98th Street. The neighborhood also contains three mobile home parks. Commercial activity is focused on the Greenfield Avenue corridor, while South 101st Street provides industrial opportunities. Chr. Hansen, a company focusing on natural ingredient solutions for the food, pharmaceutical, nutritional, and agricultural industries, is located on West Maple Street. Open space in Conrad Gardens includes Reservoir Park, located southwest of West Lapham Street and South 96th Street, and the paved playground at Woodrow Wilson Elementary School between South 88th Street and South 87th Street north of West Orchard Street. The Cross Town Connector and Pedestrian Trail is planned to extend along the south side of this neighborhood.



Recommendations

- Plan for transition of residential to industrial along South 101st Street south of West Greenfield Avenue.
- Explore the potential redevelopment and/or enhancement of the three (3) mobile home parks.
- Coordinate redevelopment efforts with changes to the South 84th Street and West National Avenue intersection, as recommended in this Plan.

- Provide opportunities for a new road and additional industrial and commercial development along West Greenfield Avenue.
- A streetscape plan for West Greenfield Avenue that includes facade renovation, landscaping, and pedestrian amenities along commercial areas.
- Provide a bicycle and pedestrian bridge over Highway 100, adjacent to the Union Pacific RR bridge.
- Limit traffic access/driveways along West Greenfield Avenue, just west of I-894.
- Encourage WisDOT to allow the incorporation of new city-specific signage alongside existing exit signage for West Allis along Interstate 894.

Concept Areas (See Chapter 9)

- Concept Area 13 – South 84th Street, West Greenfield Avenue to West National Avenue.
- Concept Area 12 – South 101-103rd Street and West Greenfield Avenue is in the neighborhood, west of Interstate 894.

Greenfield Gardens Neighborhood

Greenfield Gardens serves as a gateway into West Allis from several directions, as it is in the northwest corner of the city.

The area is bounded by the city limits to the north and west, South 108th Street to the east, and West Greenfield Avenue to the south. Streets form a traditional grid pattern in the residential portion of the neighborhood. The southern half of the neighborhood is residential, with homes on mid-sized lots. West Washington Street, which connects the neighborhood to Walker Elementary School, is one of the only streets in the neighborhood that maintains sidewalks. Housing within the neighborhood was largely built between 1940 and 1979. Greenfield Gardens is home to the City's heaviest industrial park, including Quad/Graphics. Commercial uses and multi-family housing are located along West Greenfield Avenue, and Highway 100 is another commercial corridor. The Hank Aaron State Trail (former Canadian Pacific Railroad) extends through the northern portion of the neighborhood. Milwaukee County's Oak Leaf Trail extends from the Underwood Creek Parkway and runs south into Greenfield Park.

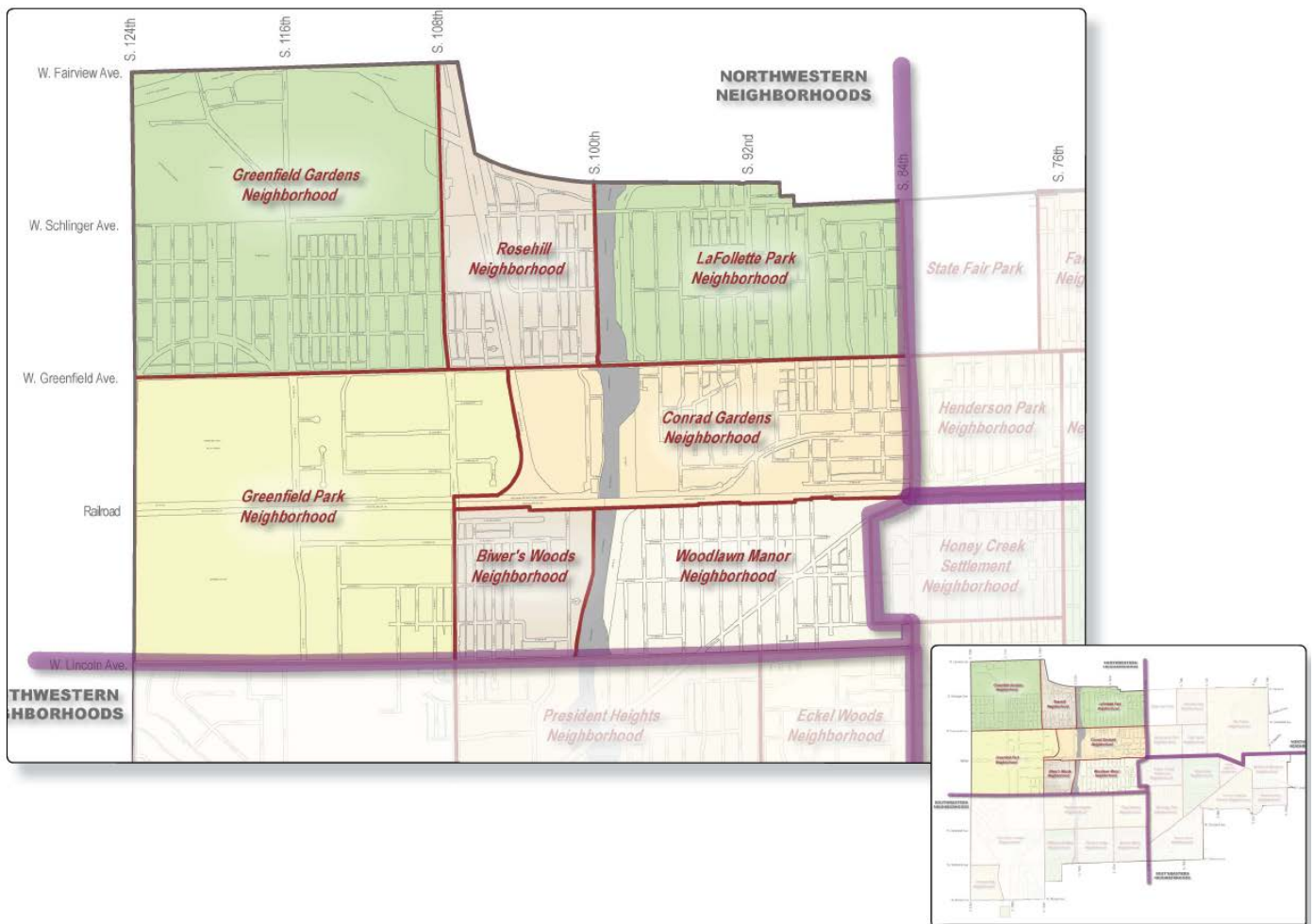


Recommendations

- Encourage commercial facade improvements along West Greenfield Avenue and Highway 100.
- Explore providing cross access roads or seeking other opportunities between private property owners for cross access between sites along Highway 100.
- Consider the redevelopment of industrial properties north and northeast of Rainbow Park and Underwood Parkway.

- Consider roadway and median improvements to West Fairview Avenue and South Curtis Road where both streets intersect the Interstate 94 overpass.

Figure 3-4. West Allis: Northwestern Neighborhoods



- Consider the addition of sidewalks within the neighborhood, potentially along West Theodore Trecker Way between Highway 100 and South 116th Street, and along South 116th Street from West Theodore Trecker Way north to Interstate 94 (where it meets the Hank Aaron State trail).
- Install gateway signage at South 124th Street and West Greenfield Avenue and on Highway 100 where the roadway passes over Interstate 94 to recognize entry into the City of West Allis.

Concept Areas (See Chapter 9)

- Concept Areas 1- NW Industrial Park and 2 – Highway 100 Northern Gateway are in the neighborhood.

Greenfield Park Neighborhood

The Greenfield Park neighborhood is bounded by West Greenfield Avenue to the north, Highway 100 to the east, West Lincoln Avenue to the south and the city limits to the west. The Greenfield Park Golf Course and the park itself comprise the western half of the neighborhood, while the eastern half consists of industrial uses on large lots with numerous truck terminals, interspersed with pockets of single-family and multi-family residential areas, and a commercial corridor along Highway 100. Most streets are laid out in a grid format, delineating large blocks, and sidewalks exist to



serve pedestrians throughout most of the neighborhood. A few cul-de-sacs in the northern section of the neighborhood separate residential and industrial uses. The multi-family housing in the northern and southern portions of the area was developed in the 1970s, 1980s and 1990s. The single-family housing in the southern portion of the neighborhood was developed between 1940 and 1970. The Milwaukee County Oak Leaf Trail continues through this neighborhood to connect the abutting neighborhoods to the north and south.

Recommendations

- Redevelop truck terminals into light industrial/ commercial uses.
- Explore providing frontage roads along Highway 100.
- Consider moving trucking companies from Highway 100 into the industrial park and redevelop Highway 100 frontage with commercial uses.
- Encourage the establishment of a central pool of funds for facade renovations, landscaping, and general site maintenance for neighborhood businesses.
- Install additional landscaping in the medians along West Lincoln Avenue and Highway 100.
- Increase the amount of wayfinding signage available to direct Highway 100 users to the businesses west of the corridor.

Concept Areas (See Chapter 9)

- Concept Area 9 – South 113th Street is located south of West Greenfield Avenue in this neighborhood.
- Concept Area 10 – Highway 100 and West Rogers Street Industrial Park is in Greenfield Park Neighborhood.
- Concept Area 11 – Highway 100 Corridor from West Greenfield Avenue south to the railroad tracks.

Lafollette Park Neighborhood

The LaFollette Park neighborhood is bounded by the city limits to the north, South 84th Street to the east, West Greenfield Avenue to the south, and South 100th Street and Interstate 894 to the west. The streets are arranged in a traditional grid pattern with sidewalks and a small number of alleys. LaFollette Park features predominantly single-family residential on mid-sized lots, and it is in the northern part of West Allis. Housing in this neighborhood was developed prior to 1940 through the 1960s. Some commercial properties are located along South 84th Street, and the area is also home to LaFollette Park, which is located directly in the center of the neighborhood. There is a mix of commercial, residential, and industrial along the northern border, and a commercial corridor along West Greenfield Avenue. A mobile home park is situated along South 84th Street. The Hank Aaron State Trail is planned to extend along the northern edge of the neighborhood.



Recommendations

- Address the mix of commercial and industrial sites along the north border of the neighborhood with site improvements and potential rezoning.
- Encourage facade improvements to commercial properties along West Greenfield Avenue and South 84th Street.
- Explore the redevelopment of the mobile home park, potentially consolidating the site with adjacent parcels.
- Capitalize on the location of the parkland in the center of LaFollette Park. Install park features and encourage ongoing activities that draw neighbors to the site on a regular basis.
- Install pedestrian crossings along South 84th Street to encourage safe connections between the LaFollette Park neighborhood and the State Fair grounds.
- Install a sidewalk on the east side of South 84th Street from West Greenfield Avenue north to West Schlinger Avenue.
- Construct gateway features at South 84th Street, just south of the Pettit Center, that welcome visitors to the City of West Allis.
- Encourage design features along South 84th Street that establish the corridor as a pedestrian-oriented street, including landscaping and streetscape features.

Concept Areas (See Chapter 9)

- Concept Area 3 – West Schlinger Avenue is in LaFollette Park.
- Part of Concept Area 4 – State Fair Park Gateway includes the eastern side of the neighborhood along South 84th Street.

Rosehill Neighborhood

Rosehill is located east of South 108th Street in the northern portion of West Allis. The neighborhood is generally bounded by the city limits on the north, South 100th Street and Interstate 894 on the east, West Greenfield Avenue on the south, and South 108th Street on the west. Streets are mostly arranged in a traditional grid pattern with some alleys. The neighborhood maintains sidewalks north of West Schlinger Avenue and near Madison Elementary School. There is also a pedestrian underpass at West Washington Street under the Union Pacific Railroad. The Hank Aaron State Trail extends along the northern edge of the neighborhood.



The area is home to single-family residences on mid- sized lots, Madison Park, a commercial and light industrial corridor along the east side of Highway 100, and a mobile home park along Highway 100. Houses north of West Schlinger Avenue were developed prior to 1940, and the remainder of the area was developed in the 1940s and 1950s. The area lies just southwest of the Zoo Interchange and homes may be removed or affected by its reconstruction.

Recommendations

- Ensure that the proper standards for mobile home maintenance are being enforced in the area.
- As part of site and /or use changes encourage cross access between properties and/or the addition of frontage roads to Highway 100.
- Encourage the redevelopment of low-lying warehousing/commercial properties along the northwest section of Highway 100.
- Encourage the redevelopment of the mobile home park.
- Install gateway signage at South 108th Street where it meets the city limits to recognize entry into the City of West Allis.

Concept Areas (See Chapter 9)

- Part of Concept Area 2 – Highway 100 Northern Gateway is in the neighborhood.

Woodlawn Manor Neighborhood

The Woodlawn Manor neighborhood is located east of Interstate 894 just south of the Union Pacific railroad line and north of West Lincoln Avenue. The neighborhood's eastern boundary consists of West National Avenue, South 86th Street and South 84th Street. Streets are arranged in a traditional grid pattern, with alleys on very few streets. Sidewalks have been developed throughout the neighborhood. Land uses are primarily single-



family and two-family residential, with a commercial corridor along West National Avenue and some multi-family developments. The housing stock was developed prior to 1960 and is situated on smaller sized lots. A large senior housing facility is located on West National Avenue. In the east end of the neighborhood there is a light industrial area north of West National Avenue, and Central High School is in the southeast corner of the neighborhood. In 2012, bike route signage was installed throughout the City including this neighborhood which is featured as part of the on-street portion of the Cross Town Connector trail that extends along the north side of this neighborhood.

Recommendations

- Encourage facade improvements/grants to commercial buildings along West National Avenue and West Becher Street
- Encourage the redevelopment of the light industrial area north of West National Avenue on the east end of the neighborhood.
- Improve the South 92nd Street overpass at the Union Pacific railroad line to include lighting and pedestrian-scaled features.

Concept Areas (see Chapter 9)

- Part of Concept Area 21 – Honey Creek Redevelopment is in Woodlawn Manor.

Northeastern Neighborhoods

Figure 3-5 shows the neighborhoods within the northeastern quadrant of the City

City Center Neighborhood

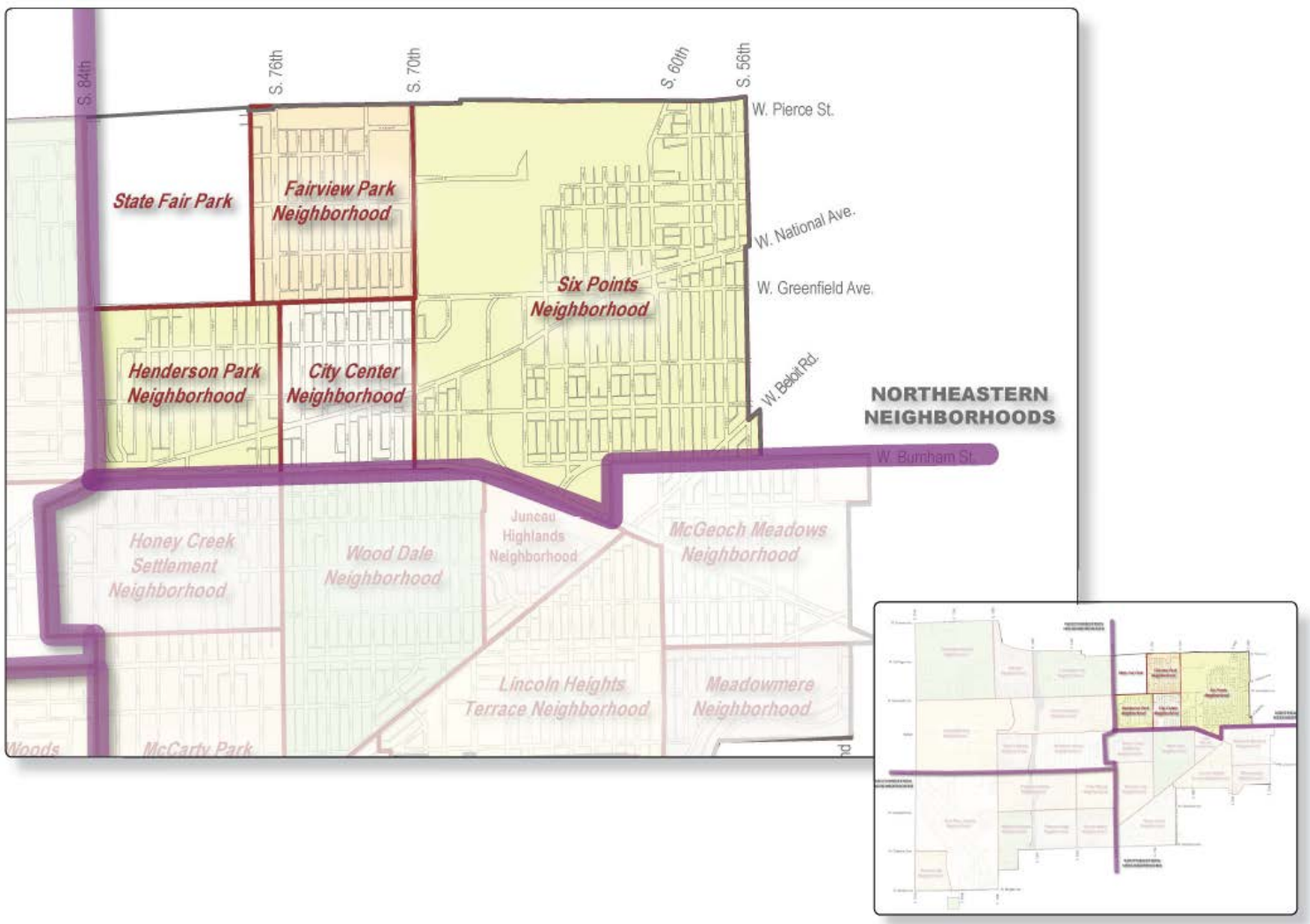
The City Center neighborhood is a prominent area in West Allis, supporting various civic uses including the library, senior center, health department, City Hall, and Fire Station #1. The neighborhood features several new downtown facades, and the City Hall Centennial Plaza. Containing the southern half of the downtown, the area is bounded by West Greenfield Avenue to the north, South 70th Street to the east, the Union Pacific railroad line to the south, and South 76th Street to the west. Streets in this neighborhood are arranged in a traditional grid pattern, supporting sidewalks and an alley system. The area was developed prior to 1940 and land uses include single-family residential on small lots, multi-family residential, commercial (retail and entertainment), municipal parking lots, institutional, and light manufacturing along the railroad. Considered part of the “downtown” for West Allis, the mix of uses is critical to the identity of the area.

Recommendations

- Continue Commercial façade grants for facade improvements to downtown buildings.
- Encourage shared and/or underground parking to alleviate the need for surface parking lots.
- Encourage the exploration and use of sustainable, pervious paving and stormwater management best practices in parking lots.
- Maintain existing crosswalks and as part of future Capital Improvement projects consider the installation of more durable/lasting pedestrian crossings located on West Greenfield Avenue and South 70th Street to alleviate the potential conflict between high vehicle traffic and pedestrians.

- As part of the Capital Improvement process provide improvements to the alley system throughout the downtown.
- Coordination with Milwaukee County Transit System and the Business Improvement District on relocation and/or consolidation of bus stops.
- Provide way-finding signage downtown, to municipal parking lots and civic buildings.
- Re-examine the use of one-way streets.
- Provide uniform streetscaping along West National Avenue
- Re-examine signal placement and timing downtown.
- Enhance public gathering space and/or opportunities for business to offer outdoor seating and connection between West Greenfield Avenue and municipal parking lots.
- See Chapter 10 for additional downtown recommendations.

Figure 3-5. West Allis: Northeastern Neighborhoods



Fairview Park Neighborhood

Containing the north half of Downtown West Allis, Fairview Park is bounded by the city limits to the north, South 70th Street to the east, West Greenfield Avenue to the south, and South 76th Street to the west. South 70th Street is a gateway corridor into West Allis. The neighborhood is located just east of State Fair Park and contains single-family residential on smaller sized lots, with industrial uses along the north city limit. Commercial uses are located along South 70th Street and West Greenfield Avenue, and are interspersed with municipal parking lots. Houses in this neighborhood were developed prior to 1940. McKinley Playground is in the eastern portion of Fairview Park neighborhood along South 72nd Street. Two advanced education centers, Milwaukee Area Technical College (MATC) and Lakeland College, are in this neighborhood. The streets are arranged in a traditional grid pattern, supporting sidewalks and an alley network. New facades adorn portions of the downtown area. Considered part of the “downtown” for West Allis, the existing mix of uses is critical to the identity of the area.



Recommendations

- Continue to implement the facade renovation program for the commercial properties along West Greenfield Avenue.
- Encourage the implementation of traffic-calming devices along West Greenfield Avenue to allow for a reduction in speeding and increased visibility for commercial storefronts.
- Study the potential impacts of the proposed “Texas U-Turn” on South 76th Street.
- Continue code enforcement.
- Provide way-finding signage to municipal parking lots and civic buildings.
- Re-examine the use of one-way streets.
- Re-examine signal placement and timing downtown.
- Enhance connection between West Greenfield Avenue and municipal parking lots.
- Study parking issues for Lakeland College and MATC.
- Encourage shared underground parking to elude the need for surface parking lots.
- Study potential upgrades in transit options (Bus Rapid Transit-BRT or light rail).
- Study the underutilized intersection of South 76th Street and West Greenfield Avenue for a possible roundabout.
- Consider the installation of brick pavers or stamped concrete where pedestrian crossings are located on West Greenfield Avenue to highlight the crossing areas and provide aesthetic value to the streetscape.
- See Chapter 10 for additional downtown recommendations.

Concept Areas (See Chapter 9)

- Concept Area 6 – South 76th Gateway is at the northern edge of the neighborhood.

- Concept Area 7 – South 70th Street Gateway corridor is along the eastern boundary of the neighborhood.

Henderson Park Neighborhood

The Henderson Park neighborhood is bounded by West Greenfield Avenue on the north, South 76th Street on the east, the Union Pacific railroad tracks on the south and South 84th Street on the west. Streets are arranged in a traditional grid pattern with sidewalks and some alleys. The neighborhood consists predominantly of single-family residential on smaller sized lots, with higher- intensity commercial located along the edges of the neighborhood. The housing stock in this neighborhood was developed prior to 1940. Some light industrial properties are in the southwestern portion of the area with commercial corridors along South 84th Street, 81st Street, West National Avenue, and West Greenfield Avenue. This neighborhood has experienced some significant redevelopment starting in 2008-09 with the completion of the Heritage Senior Living complex which replaced a bus fleet parking lot along West National Avenue in what was termed the Pioneer redevelopment area (Tax Incremental District 9). More redevelopment efforts included the demolition of a vacant Milwaukee Gray Iron Foundry (MGI), a restaurant (Mykonos) and a multi-tenant retail building along South 84 Street. The redevelopment opportunity included the creation of Tax Incremental District 11 and laid the groundwork for the City to competitively market the area for what has included the construction of a new hotel and banquet center (Hampton Inn and Suites) and completion of Element 84 apartments which also includes a commercial lease space on the ground floor.



Other notable achievements:

2014 - constructed a Skate Park within Joyce Ann Radtke Park. This park opened in the Fall of 2014 and is located at the northeast corner of South 84th Street and West National Avenue.

- 2016 - National Avenue corridor plan, civic engagement, and economic incentives.
- 2017 - The City improved several parks over the past 10 years, one of which Radtke park at South 84 Street and West National Avenue, now features a public (Radtke) Skate Park.
- 2018-20 - National Ave streetscaping capital improvements (phased approach between 2018-2020).

Recommendations

- Encourage property consolidation and redevelopment along the eastern edge of South 84th Street.
- Redevelop light industrial block along South 83rd Street, between West Lapham Avenue and West National Avenue; consider vacation or narrowing of South 83rd Street.
- Encourage facade improvements along South 84th Street, South 81st Street, West Greenfield Avenue, and West National Avenue.
- Update streetscaping along South 84th Street and West Greenfield Avenue to create a more

vibrant neighborhood identity.

- Consider improvements to the intersection of South 84th Street and West National Avenue that would promote left turns from the southbound lanes of South 84 Street
- Install pedestrian crossings across West Greenfield Avenue between Henderson Park and the State Fair grounds to allow for safe connections between the north and south sides of the roadway.

Concept Areas (See Chapter 9)

- Concept Area 13 – West Greenfield Avenue and South 84th Street at the western side of the neighborhood.
- Concept Areas 5 – Milwaukee Mile, north of West Greenfield Avenue adjacent to the State Fair.
- Concept Area 14 – West Hicks Street, just south of the neighborhood along the railroad.

Six Points Neighborhood

The Six Points neighborhood is a prominent area in West Allis. Although located in the northeast corner of the City, Six Points is considered - along with the City Center neighborhood - to be the core of West Allis. The neighborhood is bounded by the city limits on the north and east, the Union Pacific railroad line and West Burnham Street on the south, and South 70th Street on the west. The street network is arranged in a



traditional grid pattern, and streets are served by sidewalks and alleys. The neighborhood contains many arterial roadways and corridors and is named for the six-point intersection of Greenfield Avenue, West National Avenue and South 62nd Street. The neighborhood contains a mix of single-family and multi-family residential on the east, and industrial properties on the south and north ends. Large office complexes and higher education institutional uses are in the corridor along South 70th Street, and there is a large retail area in the center of the neighborhood on West Greenfield Avenue. The housing in this neighborhood was developed prior to 1940 and is situated on smaller-sized lots. Six Points is also home to the Farmers Market, Horace Mann Elementary School, and the West Allis Towne Centre. Several major arterials are undergoing streetscape improvements, the Hank Aaron State Trail is planned to extend along the northern edge of the neighborhood, and the Cross Town Connector Trail is accessible on city streets within this neighborhood.

Six Points has been home to several major redevelopment projects, including:

- The West apartments and Aurora Medical Clinic – North of National Avenue and south of Greenfield Avenue on the former site of Pressed Steel Tank, a new 177 unit apartment building and 20,000-sf medical clinic was completed in 2018-2019.
- Summit Place - 650,000 square feet of new, Class A office space converted from the former Allis-Chalmers Manufacturing Company.
- Six Points Apartments - over 600 new residential units planned for development, with 182 built

as of 2009. New commercial will occupy the first floor.

- Six Points East Condominiums - 42 condos are built and are scheduled to be occupied by the spring of 2010. New commercial will occupy the first floor.
- Farmers Market - \$2 million in public investment went to refurbish this historic icon, which is Wisconsin's oldest running outdoor farmers market.
- West Allis Towne Centre - \$15 million redevelopment/reimaging of the shopping center that was once part of the former Allis- Chalmers Manufacturing Company.

Recommendations

- Continue the redevelopment of the Six Points Farmers Market redevelopment area.
- Redevelop industrial properties along West Mitchell Street.
- Encourage commercial facade improvements and grants along South 60th Street, West Greenfield Avenue, and West National Avenue
- Promote investment in the Paradise Theater and neighboring properties.
- Facilitate the development of a business improvement district.
- Consider intersection improvements to accommodate vehicular traffic, bicyclists, and pedestrians at South 62nd Street, West Greenfield Avenue, and West National Avenue (Six Points). The intersection has seen and will see increased traffic because of new mixed use and multi-family developments.
- Redevelop underutilized properties within the district in a manner that complements the neighborhood's traditional and pedestrian oriented character.
- Continue to encourage mixed-use development near the Six Points intersection where vacant lands are available for redevelopment.
- Design gateway feature and streetscaping improvements at the South 60th Street northern city limit, and on West Greenfield and West National Avenues at the eastern city limits.
- Consider the installation of brick pavers or stamped concrete where pedestrian crossings are located on West Greenfield Avenue and South 70th Street to alleviate the potential conflict between high vehicle traffic and pedestrians.
- Promote the development of a creative signage district at the Six Points intersection.
- Upgrade wayfinding signage within the neighborhood.
- Capitalize upon the use of transit within the neighborhood.
- Promote the addition of shared parking.
- Establish pedestrian guidelines and development standards in the neighborhood, possibly creating a "pedestrian improvement zone."
- Clean-up the railroad spur from the Union Pacific line to the northern city limits and investigate the future potential of a pedestrian and bicycle-oriented corridor.
- Create a targeted housing rehabilitation program to address housing blight conditions.
- Initiate a pilot program to convert absentee- owned duplexes to encourage owner occupancy.

Concept Areas (See Chapter 9)

- Concept Areas in this neighborhood include all or parts of:
- Concept Area 7 – South 70th Street Gateway
- Concept Area 8 – West Washington Street Extension
- Concept Area 15 – Paradise Theater Area Redevelopment
- Concept Area 16 – South 68th Street and West Mitchell Street
- Concept Area 17 - South 68th Street and West Mitchell Street
- Concept Area 19 – South 60th Street and West Beloit Road

Southwestern Neighborhoods

In 2019 the City conducted a study of the Highway 100/South 108th Street corridor to evaluate the market feasibility of new businesses, and to create a long-term development strategy for the properties in this area. The study focused on the 3.25 mile stretch of Highway 100 that falls within the city limits and the surrounding properties, extending from I-94 to the north, Morgan Street to the south, I-41 to the east, and South 116th Street to the West.

The following neighborhoods are in the southwestern quadrant of the City (Figure 3-6).

Brosen Manor Neighborhood

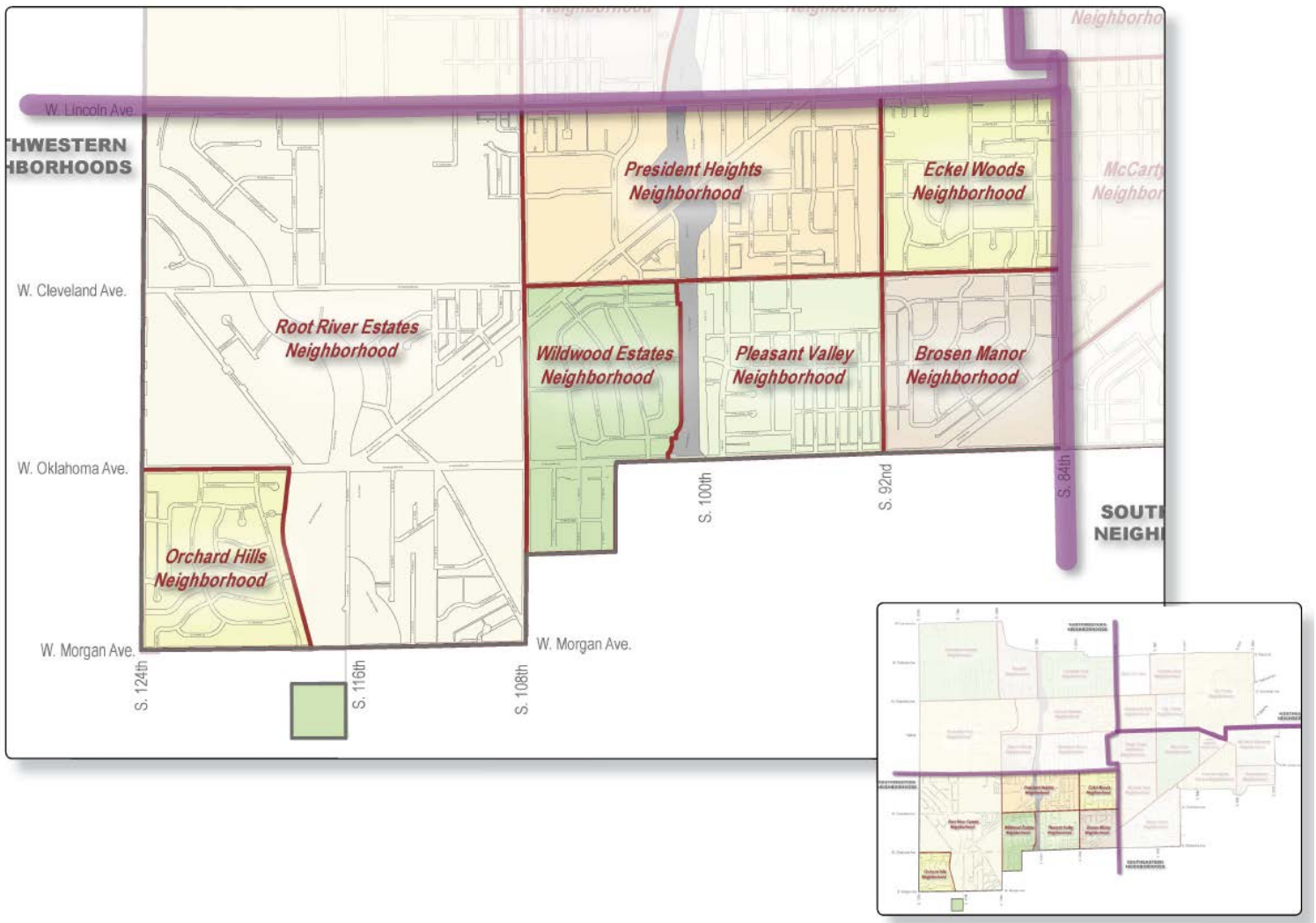
Brosen Manor sits at the southern border of the city, bordered by West Cleveland Avenue on the north, South 84th Street to the east, West Oklahoma Avenue on the south, and South 92nd Street on the west. Brosen Manor is mostly single-family residential on mid-sized lots and includes multi-family developments at Village Manor Park in the southeast portion of the neighborhood. The street network is not a traditional grid pattern; rather the interior streets in the neighborhood tend to be curvilinear with sidewalks, but without alleys. Houses in this neighborhood were predominantly built in the 1940s. Commercial and additional multi-family properties are located along West Oklahoma Avenue between South 92nd Street and West Beloit Road.



Recommendations

- Preserve the architectural integrity of older single-family homes along collector streets within Brosen Manor.
- Maintain and consider future completion of sidewalk network with scheduled street construction.

Figure 3-6. West Allis: Southwestern Neighborhoods



Eckel Woods Neighborhood

Eckel Woods is a predominantly single-family residential neighborhood bounded by West Lincoln Avenue on the north, South 84th Street on the east, West Cleveland Avenue on the south, and South 92nd Street on the west. The streets are arranged in a non-traditional pattern with some curvilinear forms. The neighborhood is connected for pedestrians with sidewalks. The area is home to the Aurora West Allis Medical Center, and the Women's Pavilion, one of the leading women's health care facilities in the Milwaukee area. The



neighborhood also includes limited commercial uses located at prominent intersections. Single-family homes in the neighborhood were typically developed in the 1950s and 1960s and are located on mid-sized lots. Multi-family residential is located near the hospital.

Recommendations

- Encourage the implementation of facade renovations for the commercial properties along West Cleveland Avenue just west of South 84th Street.
- Provide additional parking for the hospital.
- Work with the hospital to coordinate vision for future expansion needs.
- Explore traffic calming measures on West Arthur Avenue and South 88th Street for hospital traffic.

Concept Areas (See Chapter 9)

- Concept Area 23 – Aurora West Allis Medical Center is in the neighborhood.

Orchard Hills Neighborhood

Orchard Hills is generally bounded by West Oklahoma Avenue on the north, the Root River Parkway on the east, West Morgan Avenue on the south, and South 124th Street on the west. Streets are arranged in a non-traditional pattern and do not contain alleys. Sidewalks have been developed in approximately half of the neighborhood, often on one side of the street. The Orchard Hills neighborhood serves as the southwestern gateway into West Allis. The predominantly single-family residential neighborhood is bounded by the Root River Parkway on the eastern edge of the neighborhood, and multi-family developments near South 124th Street and West Oklahoma Avenue. Houses in this neighborhood were built in the 1960s and 1970s and are situated on mid to larger sized lots.



Recommendations

- Encourage redevelopment at South 116th Street and West Morgan Avenue.
- Maintain the pathway between the Root River Parkway and South 119th Street just south of West Ohio Avenue. Encourage use of the pathway by bicyclists and pedestrians.
- Establish gateway features on West Morgan Avenue at South 124th Street and West Oklahoma Avenue at South 124th Street that identify entry into West Allis.
- Consider completing sidewalk network in the neighborhood.

Pleasant Valley Neighborhood

Pleasant Valley is bounded by West Cleveland Avenue on the north, South 92nd Street on the east, West Oklahoma Avenue on the south, and South 101st Street on the west. Streets are arranged mostly in a

traditional grid pattern, with some cul-de-sacs. The neighborhood has a complete sidewalk network, and some streets are served by alleys.

The neighborhood sits in southcentral West Allis, and includes single-family residential on mid-sized lots, the Interstate 894 corridor, multi-family, and commercial uses along West Oklahoma Avenue, and the Frank Lloyd Wright Intermediate School on West Cleveland Avenue. Houses were predominately built in the 1950s. The Pleasant Valley restaurant is situated in the middle of a residential neighborhood. In the winter holiday season, the southeastern portion of this neighborhood is known as “Candy Cane Lane,” whose tradition of decorations has become an area attraction and fundraising entity.



Candy Cane

Recommendations

- See the general neighborhood recommendations table at the end of this section.
- Maintain existing pedestrian bridge over I-894.

President Heights Neighborhood

President Heights is generally bounded by West Lincoln Avenue to the north, South 92nd Street to the east, Cleveland Avenue to the south, and South 108th Street to the west. The neighborhood has a diverse character. It spans the Interstate 894 corridor in the southwestern quadrant of West Allis. The neighborhood is also home to a significant portion of the West National Avenue corridor. Land uses include single-family and multi-family residential, industrial, commercial, and institutional.



The residential section in the east contains a mix of traditional grid and non-traditional patterns, with some cul-de-sacs and some alleys. The commercial section contains some large parcels with some big box retail along Highway 100, and car dealerships along West Hayes Avenue and West Arthur Avenue. South 102nd Street is home to several office complexes. With few exceptions, the neighborhood is served by sidewalks. Houses in this neighborhood were typically developed in the 1950s and 1960s and are located on mid-sized lots.

Recommendations

- Maintain big box architectural regulations.
- Study the addition of frontage roads along Highway 100.
- Explore the potential redevelopment of car dealership sites.
- Encourage facade improvements to the Wehr Building.

Concept Areas (See Chapter 9)

- Concept Area 22 – South 106th Street and West Arthur Avenue is in President Heights.

Root River Estates Neighborhood

The Root River Estates neighborhood is nestled between the city limits and South 108th Street in the southwestern part of West Allis. Its northern and southern borders are generally West Lincoln Avenue and Morgan Avenue, respectively. The street pattern is not a traditional grid, and there are no alleys. Sidewalks are very limited within the neighborhood and are located mainly in commercial areas and near Nathan Hale High School. The West Allis Police and Court Center is also located in this neighborhood. The Root River Parkway traverses the neighborhood from the northwest to the southeast and is the main natural feature in this area. The parkway is part of the Oak Leaf Trail, which is a popular recreational amenity within the region for walking and biking.



Root River Estates is a mix of single-family residential on larger sized lots, some multi-family and condominium developments, open space, and commercial lands along South 108 Street (Highway 100), which include big box retail, national chain stores, and car dealerships. The commercial corridor experiences high traffic volumes. Housing in this neighborhood ranges in age of origin from the 1940s to the 1970s. Newer housing and condominium development has occurred in the southeastern section since the 1990s.

Recommendations

- Study the addition of frontage roads along Highway 100.
- Maintain big box architectural regulations.
- Investigate low-density residential possibilities for redevelopment around South 112th Street and West Montana Avenue.
- Encourage the establishment of a business association that oversees a central pool of funds for facade renovations, landscaping, and general site maintenance for neighborhood businesses.
- Increase the amount of wayfinding signage available to direct Highway 100 users to the businesses west of the corridor.
- Develop pedestrian-friendly amenities within the Root River Parkway, including tot-lot and associated recreation facilities.
- Consider completing sidewalk network in the neighborhood.

Concept Areas (See Chapter 9)

- Concept Areas 25 – West Oklahoma Avenue and South 122nd Street and 26 – former HUB Chrysler are in the neighborhood which has since been partially redeveloped for various retail uses.

Wildwood Estates Neighborhood

Wildwood Estates is nestled in the southwest portion of West Allis. The neighborhood is generally bounded by West Cleveland Avenue on the north, South 101st Street and the city limits to the south and east, and South 108th Street on the west. Streets are more curvilinear than a traditional grid form, alleys are present in one area along West Cleveland Avenue, and the neighborhood has a complete sidewalk network along and north of West Oklahoma Avenue. Wildwood Estates is home to single-family residential on mid-sized lots, some multi-family developments, and a commercial corridor along Highway 100, which contains strip malls, national retail chains, and a cluster of financial institutions. The neighborhood was largely developed in the 1950s, although the area south of West Oklahoma Avenue contains a mix of development from between the 1960s and 1990s.



Recommendations

- Study the addition of frontage roads along Highway 100.
- Install gateway signage on South 108th Street where it crosses the city boundary to recognize entry into West Allis.

Southeastern Neighborhoods

The following neighborhoods are in the southeastern quadrant of the City (Figure 3-7):

Honey Acres Neighborhood

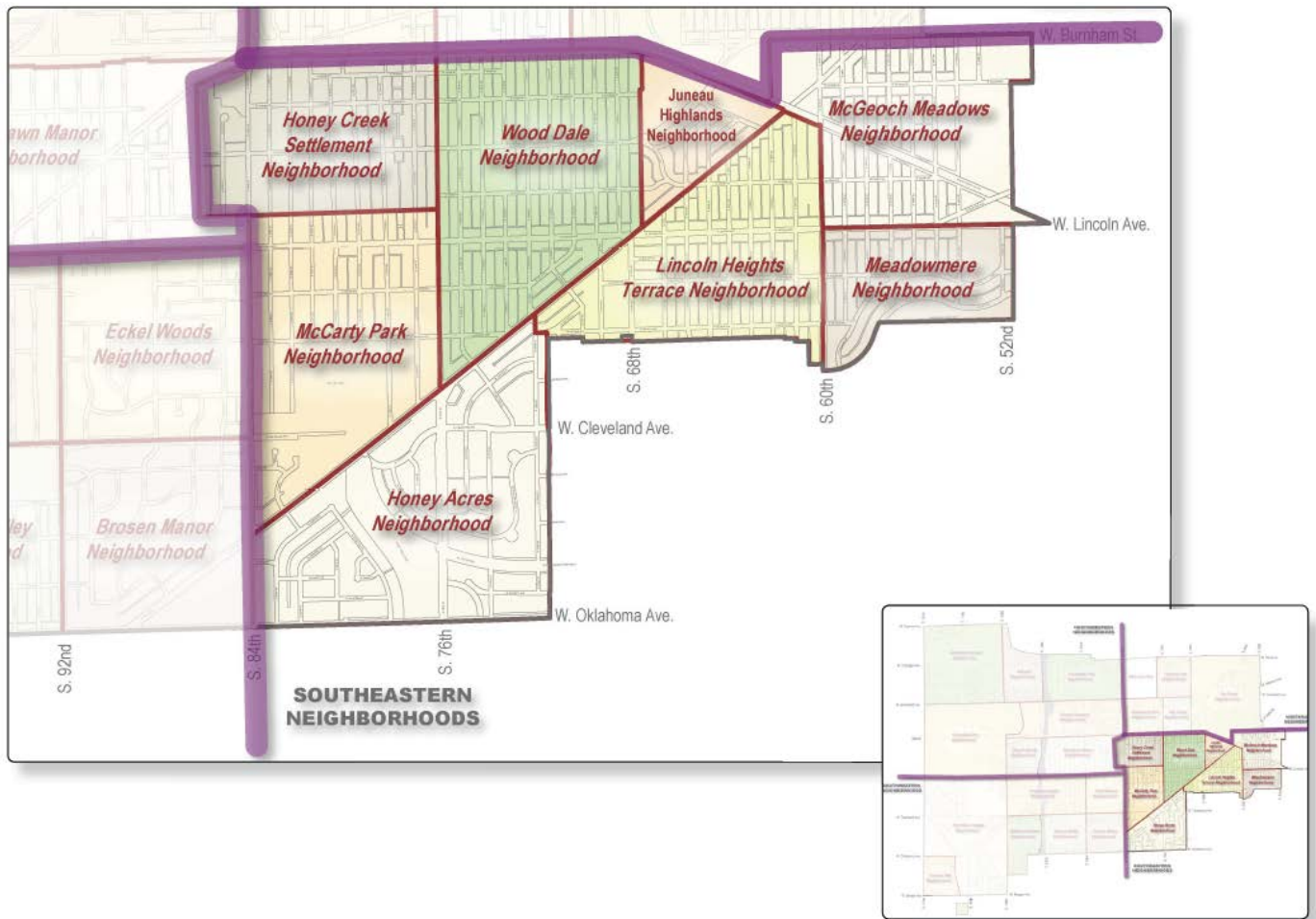
The Honey Acres neighborhood is bounded by West Beloit Road to the north, the parcels abutting the east side of South 72nd Street to the east, West Oklahoma Avenue to the south, and 84th Street to the west. This neighborhood shares its southern and eastern borders with the City of Milwaukee. The street network, which includes several cul-de-sacs, contains curvilinear streets that reflect the layout of the Honey Creek Parkway. A mix of streets with sidewalks and a few alleys, the area is predominantly single-family residential on larger to mid-sized lots, with some multi-family residential along Beloit Road and West Oklahoma Avenue. The area



consists of housing that was largely developed in the 1940s and 1950s, with some additional development in the 1960s. Beloit Road Housing, an Independent Senior Living facility opened to persons 55 and older.

It is located at the southwest corner of South 72nd Street and West Beloit Road. Commercial nodes are located at intersections of South 76th Street with West Beloit Road and West Oklahoma Avenue. The Honey Creek Parkway dissects the center of the neighborhood and is a popular corridor for various recreational activities within the area. Klentz Park is in the northeastern corner of Honey Acres. Klentz Park was renovated in 2019 with new play equipment, walking paths, a ball field and furniture.

Figure 3-6. West Allis: Southeastern Neighborhoods



Recommendations

- Explore the re-establishment of Honey Creek to its natural state by encouraging the removal of the concrete basin and replanting around the waterway.
- Continue to incorporate pedestrian-friendly features and encourage facade renovations within commercial developments in the neighborhood, such as at the intersection of South 76th Street and West Beloit Road and West Oklahoma Avenue and South 76th Street.
- Consider additional landscaping in the medians of West Beloit Road and West Oklahoma Avenue to establish more aesthetically pleasing boulevards along the neighborhood edges.
- Consider the designation of a historic district within the neighborhood for already-identified

eligible areas.

Honey Creek Settlement Neighborhood

The Honey Creek Settlement neighborhood is bounded by the Union Pacific railroad line to the north, South 76th Street to the east, West Grant Street to the south, and West National Avenue and South 86th Street to the west. This area represents the original settlement of the City, and a historic walking tour has been created to showcase its history. Streets are arranged in a traditional grid pattern, with sidewalks and some alleys. The neighborhood sits near the center of West Allis and includes many civic features in the northwest portion of the neighborhood, including the historical society, Honey Creek



History lesson at Honey Creek Park

Log School House, and the Honey Creek Cemetery. Honey Creek Settlement is mostly single-family and duplex residential on smaller sized lots, with industrial properties bordering the northern edge of the neighborhood adjacent to the railroad. The housing supply in this neighborhood was mostly developed prior to 1940, much of which occurred prior to the City's founding and is among the oldest in the City. West Becher Street traverses center of the neighborhood from west to east and contains some commercial and mixed uses.

Recommendations

- Encourage facade improvements along West Becher Street.
- Investigate the potential for opening the buried Honey Creek within the neighborhood.
- Address the South 84th Street and West National Avenue intersection.
- Encourage the adaptive reuse of the Douville mansion on South 84 Street and West Burnham Street.
- Capitalize on the location of existing civic features by creating and maintaining pedestrian, bicycle, and vehicular connections within the neighborhood.
- Utilize the school grounds as an open space linkage for pedestrians and bicyclists between the Central West National Avenue Corridor and the West Becher Street Arterial.
- Ensure that appropriate open space buffers exist between residential properties and the industrial area in the northern portion of the neighborhood.
- Review existing standards for Wisconsin's Safe Routes to School program to ensure that Central, Dottke Alternative School and Franklin Elementary School students have safe access to each site throughout the Honey Creek Settlement neighborhood.
- Consider the adaptive reuse of the former industrial parcel at the northwest corner of South 76th Street and West Hicks Street, possibly into a skate park.

Concept Areas (See Chapter 9)

- Concept Area 14 – West Hicks Street is located mostly within the neighborhood.

Juneau Highlands Neighborhood

The Juneau Highlands is an historic neighborhood located in the east central part of West Allis. The area is bounded by the Union Pacific railroad line to the northeast, West Beloit Road to the southeast, and South 67th Place to the west. The streets are not arranged in a traditional grid pattern, have sidewalks, and most have alleys. Single-family residential on smaller to mid-sized lots is in the southern portion of the neighborhood, with undeveloped lands and industrial properties to the north. There is also some commercial and multi-family housing along West Beloit Road. The housing within this neighborhood was built in the early 20th century, and much of it is considered historic.

Civic features are located among undeveloped lands, including Fire Station #2, Fire Station Tower, the public works garage, shop, and yard, and the salt dome. One undeveloped parcel along the railroad is City-owned and is being marketed for light industrial.

Recommendations

- As vacant properties are developed, install buffer features between those properties and the residential areas to the south and west.
- Redevelop City-owned parcel at 1960 South 67th Place into a light industrial use.
- Designate the neighborhood to the State and National Register of Historic Places. Encourage the utilization of tax credits once the neighborhood is listed.

Concept Areas (See Chapter 9)

- Concept Area 18 – 1960 South 67th Place Industrial Park located in the neighborhood, south of the railroad.

Lincoln Heights Terrace Neighborhood

Lincoln Heights Terrace is bounded by the Union Pacific railroad line to the north, South 60th Street to the east, the city limits south of the parcels along West Arthur Street to the south and West Beloit Road to the northwest. It is a largely a single-family and two-family residential neighborhood, with homes on smaller sized lots. Streets are arranged in a traditional grid pattern, with sidewalks and alleys. West Lincoln Avenue traverses the center of the neighborhood from east to west. Homes north of West Lincoln Avenue were developed prior to 1940, and the remainder of the neighborhood was developed through the 1940s. Lincoln Heights Terrace includes parkland along the east side of South 68th Street. Several commercial



properties are located along West Lincoln Avenue and St. Rita's church is located at the corner of 60th Street and West Lincoln Avenue.

Recommendations

- Establish a facade renovation program for the commercial properties located near the intersection of West Beloit Road and West Lincoln Avenue.
- Consider roadway and aesthetic improvements to South 60th Street throughout the neighborhood, including paving, landscaping, and gateway signage.
- Implement Safe Routes to School standards throughout Lincoln Heights Terrace.
- Explore methods to reduce the amount of asphalt surface at Longfellow Elementary School.

McCarty Park Neighborhood

The McCarty Park neighborhood is named for the large County park located in the south-central portion of the area. The neighborhood is bounded by West Grant Street on the north, South 76th Street on the east, West Beloit Road on the south, and South 84th Street on the west. Streets are arranged in a traditional grid pattern with sidewalks and alleys. The area surrounding the park contains mostly single-family and duplex residential on smaller and mid-sized lots, with some commercial properties along West Lincoln Avenue. Houses in the neighborhood were built prior to and throughout the 1940s.



Recommendations

- Capitalize on the location of McCarty Park by working with the McCarty Park Watch to market the area as a local attraction and encourage ongoing activities that draw community members to the park on a regular basis.
- Restore the Honey Creek Parkway to its natural state by encouraging the removal of the concrete basin and replanting around the waterway.
- Utilize landscaping at the intersections of South 76th Street and South 84th Street along West Lincoln Avenue to soften the appearance of the two gas stations that bookend South 76th Street, the garage on the southeast corner of South 84th and West Lincoln, and the ice cream stand at the northwest corner South 84th and West Lincoln.

Concept Areas (See Chapter 9)

- Part of Concept Area 24 – South 76th Street and West Beloit Road is in the McCarty Park neighborhood.

McGeoch Meadows Neighborhood

The McGeoch Meadows neighborhood is generally bounded by West Burnham Street to the north, the city limits to the east, West Lincoln Avenue to the south, and South 62nd Street and South 60th Street to the west. Streets are arranged in a traditional grid pattern with sidewalks and alleys. The eastern area of this neighborhood is comprised of larger block sizes to accommodate the existence of large industrial sites. The area is home to a diverse mix of uses from industrial properties along the entire eastern edge to single-family residences on smaller sized lots. Most of the housing in this neighborhood was developed prior to 1940. There is a commercial corridor along West Lincoln Avenue, and a local commercial node at South 60th Street and Burnham Street. An additional industrial area is bounded by South 60th Street, South 62nd Street, West Beloit Road, and West Burnham Street. In the center of the neighborhood is the Union Pacific railroad line, which runs northwest southeast through the area. McGeoch Meadows has seen recent private-sector redevelopment of industrial properties, and additional opportunities for redevelopment exist, such as the Milwaukee Plating Engineering property and the Unit Drop Forge parking lot.



Recommendations

- Utilize the redevelopment plans established for the concept areas and arterials located within McGeoch Meadows.
- Encourage facade improvements along West Lincoln Avenue, West Burnham Street, and South 60th Street.
- Encourage redevelopment at South 60th Street and West Burnham Street.
- Redevelop the Milwaukee Plating Engineering property.
- Work with Unit Drop Forge on measures to dampen vibrations in the neighborhood.
- Implement streetscaping improvements on West Burnham Street and South 60th Street.

Concept Areas (See Chapter 9)

- Most of Concept Area 19 – South 60th Street and West Beloit Road is in McGeoch Meadows.

Meadowmere Neighborhood

Meadowmere is in the southeast corner of West Allis. The neighborhood is bounded by West Lincoln Avenue to the north, the city limits to the east and south, and South 60th Street to the west. The Kinnickinnic River Parkway runs along the southern edge of the neighborhood and is a popular corridor for recreational activities, including walking, running, and bicycling. Streets in the northern portion of the neighborhood are comprised of a traditional grid while the streets in the southern portion are laid out in a curvilinear pattern, mimicking the parkway. Much of the neighborhood contains sidewalks and alleys. The neighborhood consists mostly of single-family residential on mid to larger sized lots, with multi-family developments located in the northeastern portion of the neighborhood. Houses in the northern portion of the neighborhood were developed prior to 1950, while homes along the parkway were developed in the 1950s. This neighborhood contains the highest concentration of historically eligible homes in the city. West Rita Drive in this neighborhood was recognized as one of the metro area “sweet spots” by Milwaukee Magazine.



Recommendations

- See the general neighborhood recommendations table at the end of this section.

Wood Dale Neighborhood

The Wood Dale neighborhood is located just south of the City Center and the Six Points neighborhoods of West Allis. The area is bounded by the Union Pacific railroad line to the north, South 67th Place to the east, West Beloit Road to the south, and South 76th Street to the west. Streets are arranged in a traditional grid pattern served by sidewalks and alleys. Land uses are predominantly single-family and two-family residential on smaller sized lots, with scattered commercial and multi-family properties. Houses were typically built prior to 1940, with some development in the southern section taking place in the 1940s. Rogers Park is located along West Rogers Street near South 75th Street. West Lincoln Avenue traverses the southern area of Wood Dale from west to east.



Recommendations

- Encourage facade improvements/grants along West Becher Street and West Lincoln Avenue.
- Redevelop or find new use for underutilized private school buildings and properties within the neighborhood.
- Design stronger bicycle and pedestrian connections between Wood Dale and the City Center and Six Points neighborhoods. The Union Pacific railroad line serves as a barrier to the services offered in the other neighborhoods.

- Create a more unified West Becher Street shopping district using neighborhood signage.

Concept Areas (See Chapter 9)

- Part of Concept Area 14 – West Hicks Street and 24 – South 76th Street and West Beloit Road are in the neighborhood.

Neighborhoods Districts and Corridors

The following charts are descriptions and recommendations for the City's neighborhoods, business districts, commercial corridors, and neighborhood corridors. The descriptions are divided in the following categories:

Character: The character row describes the quality of the neighborhood, district, or corridor including a discussion of land use, building style, activities, and safety aspects. Each of these elements are important, as they contribute to the overall image and character of the area.

Use Policies: Use policies address the land uses, diversity, and types of activities encouraged for the neighborhood, district, or corridor. This section also includes programs or strategies that can be applied to land use.

Redevelopment Strategies: Redevelopment strategies are recommendations intended to direct future development decisions, identify critical areas, and help property owners and staff determine redevelopment impacts. Strategies are applied both to the physical form and design, as well as establishing an identity for the community.

Neighborhoods

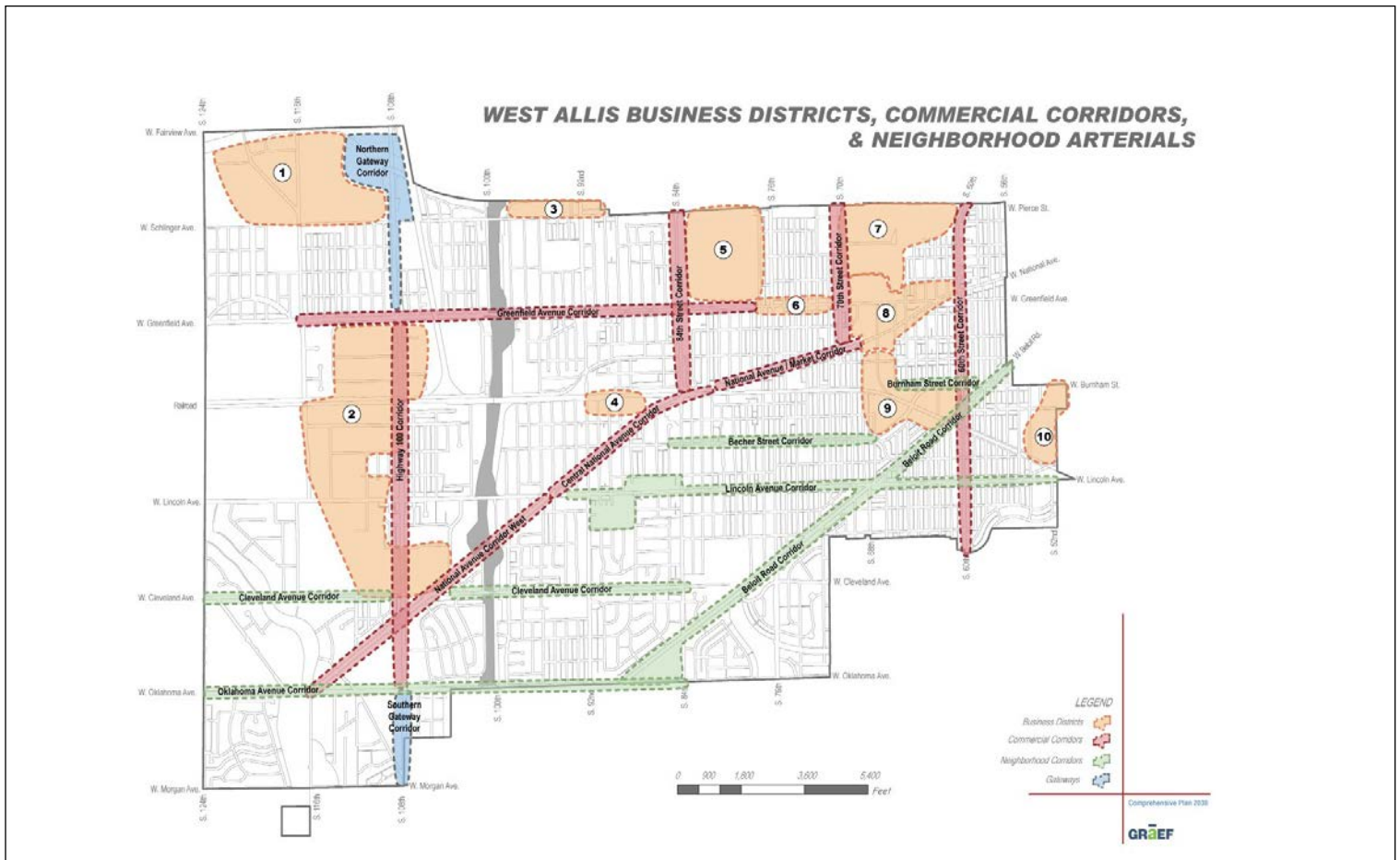
The chart identifies goals and strategies for all neighborhoods in the City to maintain and enhance the quality neighborhoods throughout West Allis.

| | West Allis Neighborhoods |
|--------------------|--|
| Existing Character | <ul style="list-style-type: none"> ▪ Healthy neighborhoods with a diverse mix of uses. ▪ Diversity of building types and styles with some areas having a historical emphasis. ▪ Parks and schools integrated throughout the City contribute to the individual neighborhood identities. ▪ Clean, safe, and accessible streets and rights-of-way that offer mobility options for all demographic categories. |
| Use Policies | <ul style="list-style-type: none"> ▪ Maintain a diversity of housing types and housing styles. ▪ Encourage the integration of high quality open spaces in new and redeveloped projects. ▪ Maintain a mix of uses to provide neighborhood services for area residents. ▪ Encourage neighborhood-school partnering programs. ▪ Build upon existing neighborhood block watch groups and continue neighborhood partnering meetings. |

- Encourage contextual design of new and redeveloped buildings including building styles, building materials, and building scale.
- Establish gateway signage for each neighborhood at major intersections with neighborhood boundaries.
- Install median landscaping, where medians currently exist, on major arterial and corridor roadways.
- Designate on-road bicycle lanes, where lane width can accommodate, along corridors and arterials.

Figure 3-8. West Allis Districts and Corridors

Corridors and arterials were noted to highlight areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses (Figure 3-8).



Business Districts

The Neighborhoods, Districts and Corridors tables, provided in this chapter, illustrate the ten business districts, and offer a summary of character descriptions, use policies, and redevelopment strategies for all business districts in West Allis. Uses are identified within the neighborhood, district, or corridor and can be applied to existing and future uses that are appropriate for that area.

Ten business districts (Figure 3-8) have been identified within West Allis:

1. South 116th Street Business District
2. Highway 100 Business District
3. West Schlinger Avenue Business District
4. Union Pacific / Woodlawn Manor Business District
5. State Fair Park Business District
6. Downtown West Allis
7. South 70th Street Business District
8. Six Points
9. Union Pacific / West Becher Place Business District
10. West Rogers Street Business District

These mostly single-use districts share similar physical characteristics, comprise a significant percentage of the land area in West Allis, and contribute significantly to the local tax base.

| West Allis Business Districts | |
|-------------------------------|--|
| Existing Character | <ul style="list-style-type: none"> Located along major transportation arterials, including but not limited to: South 108th Street (Highway 100), the Union Pacific railroad line, and South 70th Street. Include office, industrial, and commercial structures generally between one and four stories with flat roofs and some fenestration. Supplementary site characteristics include asphalt parking lots and minimal landscaping. Roadways in and around each district consist mostly of curb and gutter; some have sidewalks on both sides of the street. |
| Use Policies | <ul style="list-style-type: none"> Encourage high-quality industrial and office uses that provide jobs for the local populus. Reconfigure land uses along the east side of South 84th Street in the State Fair Park Business District to support and reinforce commercial enterprise. Consider parking as an accessory use that should not exceed what is necessary to accommodate visitors and employees. Improve the public rights-of-way in all districts to include space for pedestrians, bicycles, automobiles, and mass transit. Encourage a higher-density industrial community in the Rogers Street Business District and the Union Pacific / Becher Place Business District. Encourage commercial uses along major corridors within and nearby the business districts. Specifically include sit- down restaurants that serve area residents and employees. Market and strengthen business districts by encouraging employer assisted housing, accessible health care, job training, recreational spaces, and enhanced public transit. |

| | |
|---------------------------------|---|
| Redevelopment Strategies | <ul style="list-style-type: none"> ▪ Encourage the reuse of vacant industrial buildings with new businesses that are appropriate for the neighborhood. Adaptive reuse is preferred over new construction. ▪ Provide appropriate funding for the maintenance of public spaces, boulevards, and streetscapes. ▪ Capitalize on the urban character of all business districts by enhancing their appearance as high-quality industrial and office structures within a boulevard context. Encourage facade renovations, reduce the size of asphalt areas wherever feasible, incorporate unique district signage and streetscape elements, and install pedestrian-scaled lighting. ▪ Create safe access points to all trails and pathways and encourage the incorporation of open space features in new development and redevelopment projects. ▪ Encourage signage and way-finding elements that identify public access to businesses, parks, and trails from surrounding neighborhoods. ▪ Encourage new taxable over new non-taxable uses, unless a strong case can be made that the non-taxable use supports the surrounding tax base or spurs economic development in the neighborhood. |
|---------------------------------|---|

Commercial Corridors

Commercial corridors (Figure 3-8) in West Allis are characterized by concentrations of retail and office uses and include a range of development types and scales. Primary commercial corridors located in the city include:

- South 60th Street Corridor
- South 70th Street Corridor
- South 84th Street Corridor
- Central West National Avenue Corridor
- West Greenfield Avenue Corridor
- Highway 100 Corridor
- Main Street Corridor
- West National Avenue Corridor West
- West National Avenue / Market Corridor
- Northern Gateway Corridor
- Southern Gateway Corridor

These transportation routes support a variety of auto, bus, and pedestrian-oriented businesses including small shops in a main street style setting, shops in strip centers, big box retail, and smaller retail sales facilities. Commercial uses are not restricted simply to nodes located at roadway intersections; rather, they are distributed in a linear pattern throughout the corridors.

While commercial land uses represent an important component of these corridors, other land uses that lie alongside these roadways comprise a significant percentage of the total land use. Other uses include residential (primarily renter- and owner-occupied multi-family), light industrial, and institutional lands.

The table below illustrates the eleven commercial corridors and provides a summary of character descriptions, use policies and redevelopment strategies for the commercial corridors in West Allis. Uses identified can be applied to existing and future uses that are appropriate for that area.

| | Commercial Corridors |
|---------------------------------|--|
| Existing Character | <ul style="list-style-type: none"> Commercial corridors traverse the city from both east to west and north to south. Corridor roadway widths range from two-lane with parallel parking to four-lane highways with no parking permitted in the right-of-way. Much of the customer base within all corridors arrives by automobile, although many of the corridors have transit stops for the Milwaukee County Transit System. Land use patterns include a concentration of commercial and industrial uses. Commercial development is often characterized by community-scale retail and small neighborhood-oriented commercial enterprise. Industrial development is characterized by two to four story structures on large tracts of land. Few commercial developments are configured in a linear arrangement in strip centers to maximize street frontage. Expansive parking lots are located to the front of buildings, and therefore necessitate substantial building setbacks from the street. A few out lots located near the street edge support stand-alone businesses, such as fast-food restaurants and automotive centers. |
| Use Policies | <ul style="list-style-type: none"> Study the potential impacts on the land use from the proposed Texas U-Turn on the 84th Street Corridor. Study the impacts of the Zoo interchange reconstruction on the Northern Gateway Corridor from the ramps through West Greenfield Avenue. Study the impacts of the Zoo interchange reconstruction on the Greenfield Avenue Corridor, particularly from South 92nd Street through South 108th Street (STH 100). Encourage high-quality retail and service-oriented commercial uses that draw customers from the employment base of the neighborhood. As redevelopment occurs on commercial properties, encourage the inclusion of a residential component to support retail and office uses where appropriate. |
| Redevelopment Strategies | <ul style="list-style-type: none"> Encourage more comprehensive redevelopment of commercial properties and encourage a diverse business mix that includes sit-down restaurants and family entertainment. As properties redevelop, encourage the placement of parking areas to be at the side and rear of primary buildings. Ensure that each segment of all commercial corridors can safely accommodate vehicular traffic, bicyclists, and pedestrians. Focus redevelopment on vacant and under-utilized properties throughout the City. |

Neighborhood Corridors

The neighborhood corridors (Figure 3-8) identified in West Allis cross through the southeastern portion of the city, and include the following:

- West Becher Street Arterial
- West Beloit Road Arterial

- West Lincoln Avenue Arterial
- West Mitchell Street Arterial
- West Cleveland Avenue
- West Oklahoma Avenue

Neighborhood corridors maintain a residential character, and often carry less traffic than a commercial corridor. These corridors transfer drivers, bicyclists, and pedestrians from local roads and subdivisions to heavier commercial corridors.

The following table provides a summary of character descriptions, use policies, and redevelopment strategies for neighborhood corridors in West Allis. Uses identified can be applied to existing and future uses that are appropriate for that area.

| | Neighborhood Corridors |
|--------------------------|---|
| Existing Character | <ul style="list-style-type: none"> ▪ Neighborhood corridors generally traverse the city from east to west. Corridors range from two-lane roadways with no median and no parking lane (Becher Street Arterial), to four-lane roadways with a median (Beloit Road Corridor). ▪ Land use patterns are varied, and the physical character can differ significantly along each length of roadway. Although the neighborhood corridors are predominantly residential, it is typical to observe different land uses on opposite sides of the corridor. ▪ Other land uses that line the corridor includes limited quantities of commercial, multi-family housing, institutional, industrial and utilities. |
| Use Policies | <ul style="list-style-type: none"> ▪ Continue to permit commercial uses in nodes at more prominent intersections within the neighborhood corridors. Ensure that these uses promote a locally competitive market. ▪ Allow residential development between major node developments of commercial uses, and where uses transition from residential to commercial, encourage mixed-use options that include a residential component, thereby providing a neighboring customer base that helps to support retail enterprise. |
| Redevelopment Strategies | <ul style="list-style-type: none"> ▪ Establish design guidelines for the neighborhood corridors that improve safety and the perception of safety. ▪ Focus commercial and mixed-use redevelopment efforts on the intersection of West Lincoln Avenue and West Beloit Road, and South 92nd Street and West Lincoln Avenue. These intersections should accommodate commercial uses while complementing the residential character in other portions of the Beloit Road and Lincoln Avenue corridors. ▪ Require landscaping, including street trees, that contribute to the boulevard-style of |

Chapter 4: Economic Development

Economic development is an important component to any healthy community. This economic development section provides the framework to expand the City's vibrancy along commercial corridors, to develop tools to expand entrepreneurship, and to create environment that is conducive to cultivating new employment opportunities while growing income levels. Through strategic redevelopment, the City will attract new businesses and employment opportunities. Redevelopment will build on recent investments of contemporary housing that witnessed a strong demand while capturing the attention of the development community for future opportunities. New developments have attracted renewed interest from throughout the metro area for infill opportunities, an attractive value proposition to launch a business vision, and the leveraging of private and public investments have created a business momentum that is desirable for new business owners and developers. With the arrival of new population of residents that are representing diverse cultures and workforce of a variety professional backgrounds, the West Allis is well positioned to growth on its authenticity and increase the quality-of-life within the community. Upon reference of West Allis' strengths, challenges and current economic profile, a series of goals, objectives and recommendations has been outlined to guide policy decisions and investments to develop a stronger economic base. These strategies include targeted business retention and expansion, entrepreneur investment, property tax relief through redevelopment, continued workforce development, increased attention to sustainability and quality-of-life initiatives, and regional engagement.

When guided by the overall economic goals and objectives found in this chapter, programs and expenditures should be strategic and pursue comprehensive community investment that aligns with the City's Strategic Plans and Corridor Studies. Throughout its history, economic development has driven West Allis, and in today's global and local economic climate, it remains as important as ever.

To truly understand the economy of West Allis, a comprehensive regional approach must be undertaken. In comparison to its regional competitors, West Allis has favorable taxable property value per square mile and must continue to implement value-driven development policies that offer neighborhood growth (i.e., increased services, investment in older properties, new businesses with family supporting jobs, etc.). By new attracting new investors and stakeholders to the City, West Allis will have an opportunity to support future property tax relief. With West Allis' strong regional connections to the regional area for employers and customers, the community is situated well follow job distribution trends and commuting patterns that are truly regional in scope and will require solutions at a corresponding scale.

Existing employment conditions and trends provide a valuable snapshot of the economic conditions in West Allis. The data provided in this chapter indicate that West Allis' once predominant manufacturing sector has evolved, as indicated by a 47% drop in employment from 1997-2002. New growth within the city and region has been focused within the Health Care and Social Assistance (+236%) and Educational Services (+167%) sectors. Future projections of employment within the region forecast similar trends.



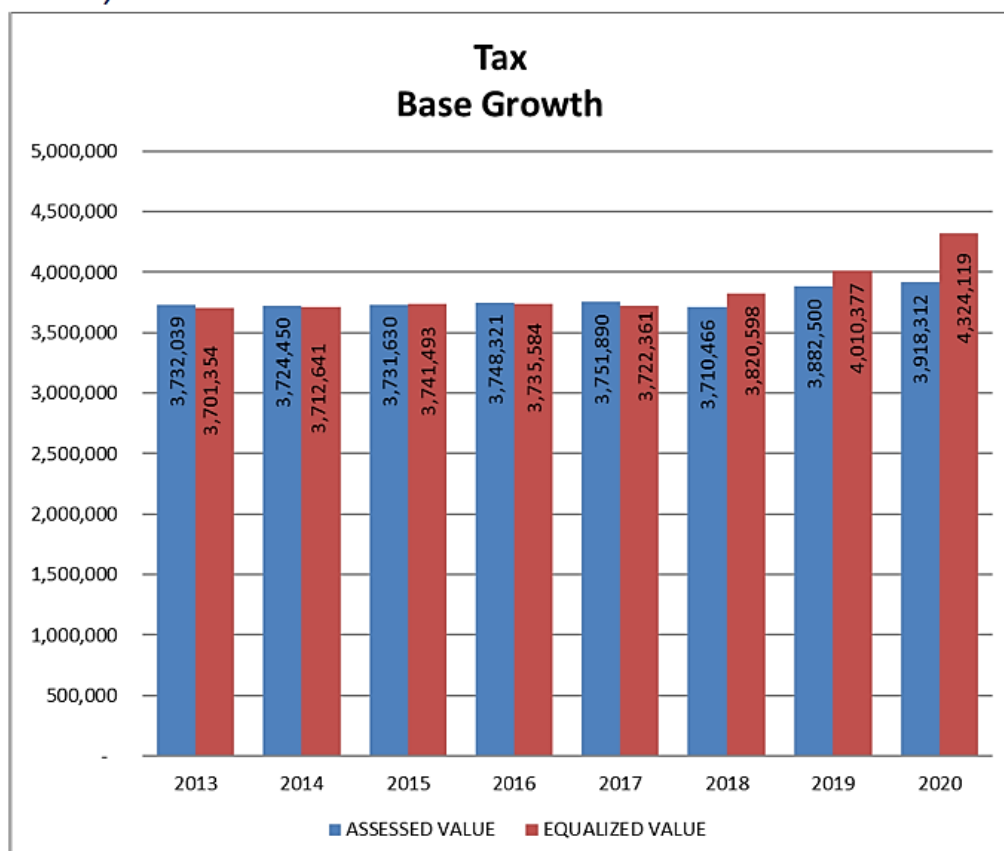
However, not all jobs provide equal economic benefits, and regional economic development organizations continue to advocate for strengthened advanced or specialized manufacturing employment, arguing that its benefits as a driving industry cannot be easily replaced.

Workforce demographics and consumer conditions also provide insight into the local economy. Median and per capita income levels are lower in West Allis than other surrounding suburban communities. Compared to surrounding municipalities, the labor force in West Allis also has a lower proportion of advanced education, which indicates that workforce development may be an issue relating to both job diversity and income levels within the city. Unemployment levels at all geographies (national, state, regional and local) are currently higher- than-average, and the City must recognize this as a large-scale problem and work towards solutions that have positive local effects.

Resources Affecting Financial Conditions

The City, over the past 10 years, has experienced an overall growth in terms of residential and commercial value. Although the City is land locked and fully developed, West Allis has continually increased its value through redevelopment efforts as outlined earlier in this letter. The City's equalized value has increased from \$3.5 Billion in 2005 to over \$4.0 Billion in 2019. There are also several things that West Allis currently does and can continue to do at a local level to increase its position within the region. For example, West Allis maintains a conservative financial budget with a considerable reserve, which provides beneficial stability to the City.

Tax Base Growth, Assessed/Equalized (in Thousands)



Tax Incremental Financing. Realizing the importance of a vibrant local economy, the City of West Allis employs an aggressive strategy, in cooperation with local business, Milwaukee County and the State of Wisconsin, to encourage development. Tax increment financing is the primary tool utilized, but the City also takes advantage of numerous grant programs and other innovative tools, including New Market Tax credits. The City's philosophy is to assist private-sector developers in taking the lead on any redevelopment initiative. However, when no private-sector developers step forward, the City, through its Community Development Authority (CDA) will lead the redevelopment effort as a "developer of last resort". The CDA becomes a change agent and performs the necessary investigation, cleanup, demolition, research, marketing, and analysis that is sufficient to attract a development or a particular use, and create the conditions that are acceptable to secure private sector investment and bank financing.

Like most Wisconsin communities, Tax Incremental Financing is West Allis' most powerful economic development tool and often the impetus to advance image transformation.

| Largest Taxpayers: | | | 2020 Equalized Value¹ |
|---|--------------------------------------|-----------|---|
| Taxpayer | Type of Business/Property | | |
| Whitnall Summit Co LLC | Office Building | \$ | 59,865,268 |
| Six Points/Mandel Group | Apartments | | 53,061,685 |
| Blake Capitol Corp. | Apartments | | 29,334,460 |
| Morgan Grove LLC | Apartments | | 25,639,029 |
| Renaissance Faire/RFLP Subsidiary LLC | Office/Warehouse | | 22,317,903 |
| Element 84 LLC | Apartments | | 21,573,426 |
| Ramco Properties Assoc | Shopping Center | | 21,211,722 |
| RVT West Allis Center LLC | Shopping Center | | 18,202,000 |
| West Allis Self Storage LLC & Bumham Street Self Storage | Storage/Warehouse | | 18,031,580 |
| Individual | Apartments | | 16,118,124 |
| Total | | \$ | 285,355,197 |

The City of West Allis has created 18 Tax Incremental Financing (TIF) Districts that consist of many sizes and solve many different problems. These Districts are in various stages of implementation, from completed to recently adopted. They range from individual parcel (re)developments, such as Quad/Graphics, to larger neighborhood transformations, like the Six Points/Farmers Market District and the S 70th and Washington Street Corporate Office District. Some of them focus on job creation, like Summit Place, while others, such as the Pioneer District and the Six Points/Farmers Market District, provide housing options and neighborhood improvements. More often than not, districts contain multiple aspects. The City's most successful TIF District is Summit Place (TID #7) which revitalized two vacant, dilapidated, former Allis Chalmers Manufacturing Company properties into 678,000 square feet of built-out office space which is 98% leased and occupied. It is currently valued at approximately \$65 Million; has become the second

largest office building complex in the metro Milwaukee area; and has brought over 2,700 jobs to the City since 2004. The initial transformation has continued to serve as a catalyst in the area. More recent improvements have included improvements to the adjacent Towne Center shopping center, the addition of two parking structures necessary due to the additional jobs brought to area, and a Neighborhood Residential Improvement program to address blighting influences, and to strengthen investment to ensure the continued success of the surrounding neighborhood. Without the proactive use of TIF, there was little probability that property values would have increased to current levels.

- As a direct result of this TID, the Summit Place area is now the City's largest taxpayer and the City's largest employment center. As further measure of the success of this TID, an amendment was approved by the Joint Review Board which authorized more than \$12 million to be shared with TID #5 to assist that district in meeting its obligations.



TID #11 was created in 2010 to undertake the redevelopment of 11.4 acres of land impacted by flooding in 2008. The land is located at 84th & Greenfield Avenue, across the street from the Wisconsin State Fairgrounds & Exposition Center. The project involved several creative financial strategies and solutions with the goal of attracting a hotel development (often identified as a top goal in the City's long-range strategic plan). Specifically, EB-5 Financing was utilized, which is an investor program focused on job creation and capital investment by foreign investors. Following the recent recession, hotel financing underwent stricter underwriting criteria, or was simply hard to obtain. In order to raise \$9.5 Million in equity, the developer waited two (2) years while Chinese investors were vetted through Homeland Security, a critical requirement of the EB-5 program. Another financial element in TID #11 was a Tri-City Bank loan of \$2,500,000 secured through a first mortgage loan. The City-affiliated First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) provided a \$1,500,000 leveraged loan, and the TID provided a \$350,000 loan which was personally guaranteed by the 4 property owners, in order to facilitate a \$900,000 state-of-the-art 100-year underground storm water facility, designed to retain storm water on site and not spill out into the neighboring properties.

Redevelopment of the 84th and Greenfield area included a combination of TID, grants and creative financing. Together, these programs contributed to the development of a \$13 Million Hampton Inn and Suites Hotel and Conference Center, which opened in October of 2015. The hotel development served as a catalyst to revitalize the area which resulted in the Element 84 multi-family development that began construction in 2018 and was complete at the end of 2019.

- This project has produced 203 upscale units with amenities that include underground parking, a fitness center, pool, and concierge services and was financed through the Developer's use of HUD insured financing and TIF funded loans.

TID #15 (The Market), an overlay district in the City's Six Points (TID #5) area provided additional development in 2019 including a \$10 million medical office building and the recent 2020 completion of construction of The West which will bring 177 luxury apartments, with underground parking, fitness center, clubroom/sports pub, and a rooftop deck with outdoor kitchen. Construction of the apartments was estimated at \$35 million.

Other notable highlights in the City's TIF Districts included the 2015 completion of a \$14 Million industrial building in TID #10 (Yellow Freight) on a former trucking terminal site, the cleanup of neighborhood blight into the completion of a \$1.2 Million office space in TID #13 (Home Juice).

TID #16, which includes the S 70th and Washington Street Corporate Office District, was created in 2018. The purpose of the District helped transform two existing office buildings into a newly remodeled office building and a pad for a future hotel.

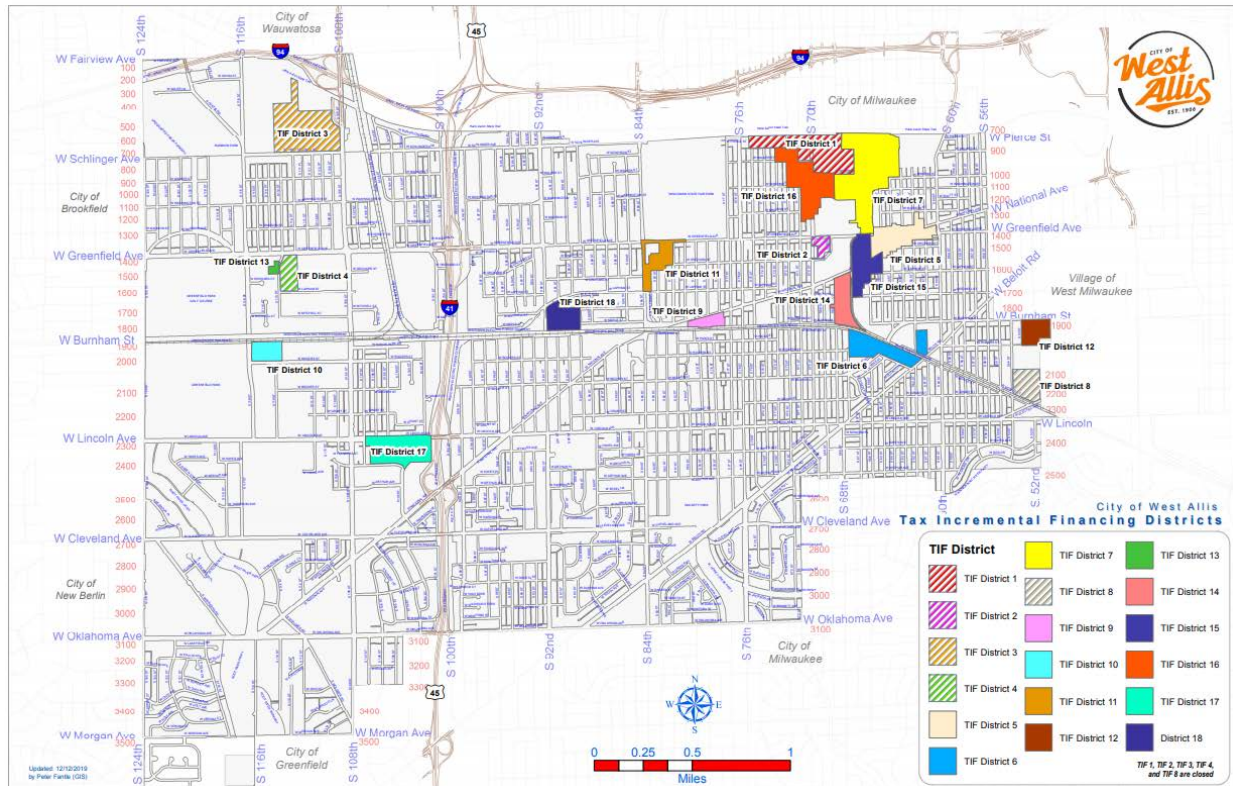
The City's steady growth in value and employment combined with current and proposed undertakings make West Allis' prospects for the future very favorable. The City's Aa2 rating from Moody's was recently reconfirmed.



List of West Allis TID Districts:

- TID #1: South 70th Street and West Walker Street (closed 2008)
- TID #2: Veterans Park (Closed 2014)
- TID #3: Quad Graphics (Closed 2010)
- TID #4: South 113th Street and West Greenfield Avenue (closed 2005)
- TID #5: Six Points/Farmers Market
- TID #6: South 67 and West Becher Place
- TID #7: Summit Place
- TID #8: Wehr Steel (closed 2007)
- TID #9: Pioneer Neighborhood (Closed 2020)
- TID #10: Yellow Freight
- TID #11: 84th and Greenfield
- TID #12: Teledyne
- TID #13: Former Home Juice Property
- TID#14 South 68th Street and West Mitchell Street
- TID#15: The Market
- TID #16: South 70th and Washington Office Development
- TID #17 Lincoln West
- TID #18 Chr. Hansen

The Wisconsin Department of Revenue's TIF Value Limitation Report for 2020 noted that the utilization rate of West Allis' TIF investments was 5.06% of its equalized value, which is below the state's maximum limit of 12%. This rate indicates that West Allis could choose to enact additional TIF districts if it deemed them to be feasible.



FIRE. First-Ring Industrial Redevelopment Enterprise (FIRE) FIRE is a Community Development Entity formed to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. From 2007 through 2020, FIRE has been awarded \$323 Million, in nine different annual allocation periods, of New Market Tax Credits. The CDFI Fund, an arm of the U.S. Treasury Department, awards the New Market Tax Credits. The target area for FIRE includes Milwaukee County, Racine County and Kenosha County. Investments in these areas have included nine industrial/manufacturing real estate projects, eleven commercial/retail real estate developments, and two community facilities. The projects have helped improve a substantial amount of development, including 2.5 million square feet of improvements, of which 1.5 million square feet were improvements on brownfield sites. These developments attracted nearly 3,500 permanent jobs and helped foster more than 2,000 construction jobs. FIRE has also made numerous economic development loans on City development



projects, most recently in the TID #15 Market area projects, effectively reinvesting proceeds from fees collected from thirty-three successful NMTC projects.

FIRE – First Ring Industrial Redevelopment Enterprise Inc.

Created by City Development staff in 2007 to apply for New Markets Tax Credits from the US Treasury CDFI Fund to encourage & finance economic development in 3-county region

FIRE has received 9 NMTC allocations totaling \$323 million of allocation from the CDFI Fund since its first award in 2007. FIRE's effective use of the allocation is demonstrated through it being one of only three entities in the country to receive an allocation in each of the last 7 rounds. To date FIRE has financed 33 different projects with total project costs of \$481.6MM in low-income communities throughout Kenosha, Milwaukee and Racine Counties. FIRE's financing has led to 3.1 million SF of development, renovation or expansion in these communities along with the creation and retention of 6,657 full-time equivalent jobs and 2,034 construction jobs.

➤ City Benefits:

Financing city economic development initiatives without GO Debt

- \$6.7 million in TID 15 - \$4.0 million developer loan (\$1.5 million already repaid within 1 year), \$2.7 grant expected to be recouped via increment
- \$3.35 million loan in TID 16 to finance developer construction, expected to be repaid via developer and increment

Other contributions for city needs/initiatives

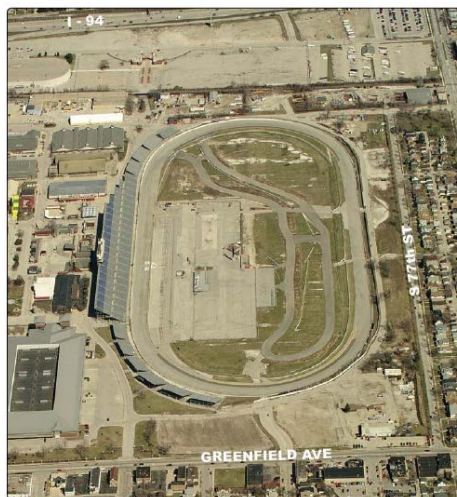
Downtown West Allis Business Improvement District (BID) & Farmer's Market. Downtown West Allis, www.downtownwestallis.com recognized by Milwaukee Magazine as one of the most underrated shopping areas of the Metro-Milwaukee area, has been in the midst of revitalization. In 2000, the Governor recognized the Downtown area as a Wisconsin Main Street community. Since then, the area has added a new streetscape with decorative lighting and new pedestrian amenities to enhance the look and feel of the area. The geographic boundaries of the BID are West Greenfield Avenue between 70th and 76th Streets, extending to the North and South alleys & the West side of South 70th Street North to West Madison Street and South to West Orchard Street. Most of the properties are in excess of 60 years old, with many over 80 years old. The BID is home to more than 100 small and diverse retail/service businesses. The Downtown West Allis Business Improvement District hosts a variety of events including: West Allis AlaCarte – a variety of crafts, food and entertainment, held in June, the Annual Downtown West Allis Classic Car Show, held in October, Halloween Meet-n-Treat held, in October, and a Holiday Stroll which kicks off the holiday season with a Santa café, coloring contest for the kids and the West Allis Charities Annual Christmas Parade.



The West Allis Farmer's Market celebrated its 100-year anniversary in 2019 and is the largest open-air market in the metropolitan Milwaukee area. The Market operates three days per week during its peak season and provides residents access to some of the freshest produce grown in southeastern Wisconsin. In addition, the City has expanded its use of the Farmers Market site for other community events such as Food Truck Fridays and Music at the Market.

Wisconsin State Fair Grounds West Allis is home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds is also home of the Pettit Olympic Ice Arena, which is the only operating Olympic ice rink in North America and the site of Olympic Speed Skating training. Also located on the State Fair Grounds is the Milwaukee Mile, "America's Legendary Oval", a one mile oval racetrack that historically hosted several auto races and once was the oldest continuously operating motor speedway. As part of an effort to more effectively utilize the Wisconsin Fair Grounds year round, a 300,000 square foot exposition center was constructed in 2001. Other improvements included a grandstand and upgrades to the track, concession areas, and new gateway grand entrances to the Fair Park. The new construction and upgrades represent the use of \$34 Million in Industrial Revenue Bonds (IRB's). In 2009, the State of Wisconsin Fair Park Board bought out the remaining IRB's at a discount of approximately 60%. With the reduced debt load, the exposition center and related facility should have an easier time being able to secure a solid financial future. The Milwaukee Mile Race Track has seen several promoters over the last few years. Although the Milwaukee Mile racetrack is currently being used, there may be future long-range plans for development. The City is willing to work with the State and any developer that sees a potential reuse of the site.

Existing Conditions



Park Improvements The City began a \$2.9 Million Neighborhood Park Revitalization Initiative in 2016, which was based on a recently completed Comprehensive Park and Outdoor Recreation Plan. Specific parks that were improved in 2016 include: Reservoir Park, Liberty Heights Park, and Veteran's Park. Improvements included: improved facilities, a substantial amount of new playground equipment, rubber surfacing, new basketball hoops, new tennis courts, pickle ball courts, a skateboard area, and other general improvements. In addition, Klentz Park was substantially improved in 2017, including: a paved path within the park, the first of its kind in the City; extensive improvements on the two baseball diamonds in the park; park shelter and restroom improvements; the addition of recreational games on site; and the addition of other typical park amenities including benches, swings, bike racks, and a water fountain. And, in 2018, Roosevelt Park was renovated and equipped with new playground equipment and substantial landscaping. In 2019, the City completed construction of a community dog park through a collaborative process that helped raise private donations to assist the City in funding this long-desired amenity in the community.

Continue Major Initiatives

1. Pursuing opportunities for visionary development and improving the quality of life within West Allis as outlined in the 2030 Comprehensive Plan.
2. Aggressively trying to recruit new businesses and/or retain existing business expansion in West Allis by utilizing New Markets Tax Credits, Tax Incremental Financing Districts, State incentives and Block Grant Funds.
3. Working in existing TIDs to market viable options that will increase tax base.

ISSUES: STRENGTHS AND CHALLENGES

The following list of Strengths and Challenges were identified to assist the development of this chapter.

Strengths

- Location and connections – Walkability
- Availability of affordable property
- Progressive public policy for development
- Microenterprise business development support
- Accessibility – Interstates, street grid, rail, transit, pedestrian, and bicycle infrastructure
- Demand generators – Highway 100, Downtown, office and industrial spaces
- Density and mixed-use neighborhoods
- Fully developed community and infrastructure

Challenges

- Land-locked
- Environmental issues (brownfields)
- Aging and economically obsolete properties
- Regional sprawl of businesses, employment and population
- Workforce development
- Changes to traditional base sector economy (manufacturing)
- Reliance on property taxes



GOAL, OBJECTIVES AND RECOMMENDATIONS

Goal: A competitive and diverse economic atmosphere that maintains and attracts investments and employment to the City, providing benefits to its residents.

Objective 1: Jobs Maintain, diversify, and increase the number of jobs that West Allis offers to its residents and the region, with an emphasis on family-supporting wages.

- **Recommendation 1.1:** Weigh the opportunity to build on the strengths of a neighborhood (i.e., infill development, renewed energy to a commercial corridor or space, cultivation of entrepreneurship and support investment that builds on attraction of new businesses and residents)
- **Recommendation 1.2:** Target economic development incentives, such as loans and tax credits, utilize Opportunity Zones or Community Reinvestment Action to leverage private investment and creation of businesses with quality employment opportunities.
- **Recommendation 1.3:** Develop and monitor performance measurements pertaining to employment opportunities, new businesses, and income.

Objective 2: Taxable Property Value Reduce the property tax burden through redevelopment.

- **Recommendation 2.1:** Continue the use of resourceful financing mechanisms, such as Tax Increment Financing and New Market Tax Credits, to prioritize site- specific redevelopment.
- **Recommendation 2.2:** Remove obstacles, such as blight and brownfield contamination, and promote the financial benefits of in- fill development and redevelopment to developers.
- **Recommendation 2.3:** Maintain cost- effective municipal budgets that take advantage of the property tax relief attained through additional investment and make West Allis more competitive within the region.

Objective 3: Redevelopment Encourage redevelopment efforts throughout West Allis that are cost-effective, sensitive to the environment and contain efficient land use and transportation connectivity.

- **Recommendation 3.1:** Compile and prioritize a list of potential redevelopment sites within the city.
- **Recommendation 3.2:** Develop an inventory of key properties that are suitable for a change of use or investment that have access to transportation infrastructure, public utilities, and telecommunications.
- **Recommendation 3.3:** Review and update zoning and design regulations to create high-quality development that is complimentary to the neighborhoods within the city.
- **Recommendation 3.4:** Consider the use of acquisition and eminent domain for redevelopment.



Objective 4: Private Investment Experience increased private investment by overcoming real or perceived barriers to growth.

- **Recommendation 4.1:** Serve as a clearinghouse of information with quality customer service to potential investors in the community, while assuring conformance to development standards and regulations.
- **Recommendation 4.2:** Review and update economic development finance and technical assistance tools.
- **Recommendation 4.3:** Engage the private sector in discussions regarding policies and programs that would promote further investment and identify those which put the community at a competitive advantage.
- **Recommendation 4.4:** Further develop and maintain an Economic Development Web site that promotes the benefits of investing in West Allis.

Objective 5: Business Retention and Expansion Identify and invest in efforts to capture sectors of the economy that correspond with local, regional, national and/or global trends, in which West Allis can be competitive.

- **Recommendation 5.1:** Meet with industry leaders in West Allis to identify opportunities to deliver products and services more effectively and efficiently.
- **Recommendation 5.2:** Create and foster business relationships between local and regional suppliers.
- **Recommendation 5.3:** Prioritize the development of local businesses within targeted industrial sectors.

Objective 6: Workforce Work with local and regional businesses and organizations to expand the talent, education, and economic capacity of the workforce.

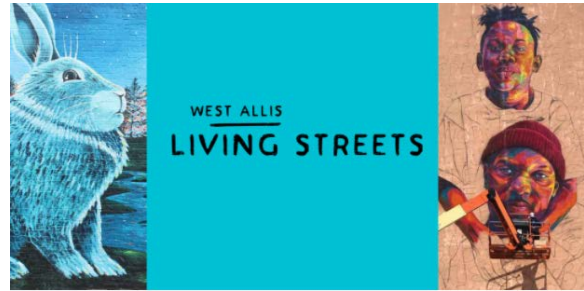
- **Recommendation 6.1:** Support the creation of workforce development programs that serve the local community and lead to employment opportunities.
- **Recommendation 6.2:** Recognize the increasing diversity of West Allis and stimulate interaction between all members of the community.
- **Recommendation 6.3:** Connect businesses with resources and services that are promoting workforce development.

Objective 7: Quality of Life Highlight and advance efforts that improve quality-of-life indicators to inform location decisions of residents and businesses.

- **Recommendation 7.1:** Develop and distribute materials that promote the availability of quality education, a variety of housing styles from contemporary to affordable living, recreation opportunities and regional accessibility in West Allis.
- **Recommendation 7.2:** Support investments in recreational, entertainment, cultural and housing options that attract residents, employers, and additional private investment.
- **Recommendation 7.3:** Promote “art” as part of the West Allis culture not only in defining a sense of place but developing an artist community that builds and supports new creative businesses and captivating entertainment venues.

Objective 8: Sustainability to Promote public and private sector development that fosters growth and meets sustainable (economic, environmental, social, and cultural) community needs without jeopardizing the future.

- **Recommendation 8.1:** Work with developers to upgrade, reuse or recycle existing buildings and infrastructure to retain and optimize previous investments.
- **Recommendation 8.2:** Enhance and restore place making by preserving the historic and architectural features of West Allis.
- **Recommendation 8.3:** Work with developers to incorporate energy conserving measures, using efficient infrastructure and appliances, alternative energy, natural light and ventilation, and local materials.
- **Recommendation 8.4:** Promote the creation of “green strategies” within development to promote sustainability and conservation.



Objective 9: Downtown, Business and Neighborhood Improvement Districts Increase the value, appearance and vitality of West Allis’ Historic Downtown, and other Business and Neighborhood Districts as unique community assets.

- **Recommendation 9.1:** Support the existence of the Downtown Business Improvement District (BID) as the lead organization for Downtown revitalization efforts.
- **Recommendation 9.2:** Promote the creation of additional Business and Neighborhood Improvement Districts throughout the city.
- **Recommendation 9.3:** Continue to offer façade grants and assistance loans to high-quality renovations that upgrade and/ or restore the appearance of development within the city.
- **Recommendation 9.4:** Work with the Downtown BID on creating a business attraction strategy to enhance the entertainment, cultural and retail resources within Downtown.
- **Recommendation 9.5:** Invest in efforts that increase the quality of infrastructure and public space in Downtown.
- **Recommendation 9.6:** Promote the creation of more housing options in Downtown.
- **Recommendation 9.7:** Support the goals outlined within the National Avenue Corridor and Highway. 100 Study



Objective 10: Accessibility to Regional Economy Maintain accessibility throughout the region for business and employee needs through investments and support of multi- modal transportation infrastructure.

- **Recommendation 10.1:** Work with regional leaders to develop and maintain transportation infrastructure that serves local needs and limits sprawl.
- **Recommendation 10.2:** Prioritize developments that have access to multi- modal transportation connections, such as mass transit, rail, bicycle lanes/paths and sidewalks.

Objective 11: Education Continue to work with educational institutions in West Allis and the region to foster the development of curricula and campuses that serve the needs of our workforce and neighborhoods.

- **Recommendation 11.1:** Serve as a liaison between the local business community and regional education providers to align the education and skills of the workforce with existing and future needs.
- **Recommendation 11.2:** Meet with the leaders of advanced education institutions to learn of long-range development plans and needs.
- **Recommendation 11.3:** Utilize the resources offered at MATC for the creation of workforce development initiatives.

Objective 12: Regionalism Work with neighboring and overlapping jurisdictions on increasing the economic value of West Allis and the Milwaukee Metropolitan Region.

- **Recommendation 2.1:** Continue to work with the First-ring Industrial Redevelopment Enterprise (FIRE) in promoting redevelopment on a regional basis, forming coalitions to attract resources to Southeastern Wisconsin.
- **Recommendation 12.2:** Support the work of the Milwaukee 7 and work with them to promote regional economic development.
- **Recommendation 12.3:** Identify policies and actions that diminish the competitiveness of West Allis within the region, and work with regional partners to address them.



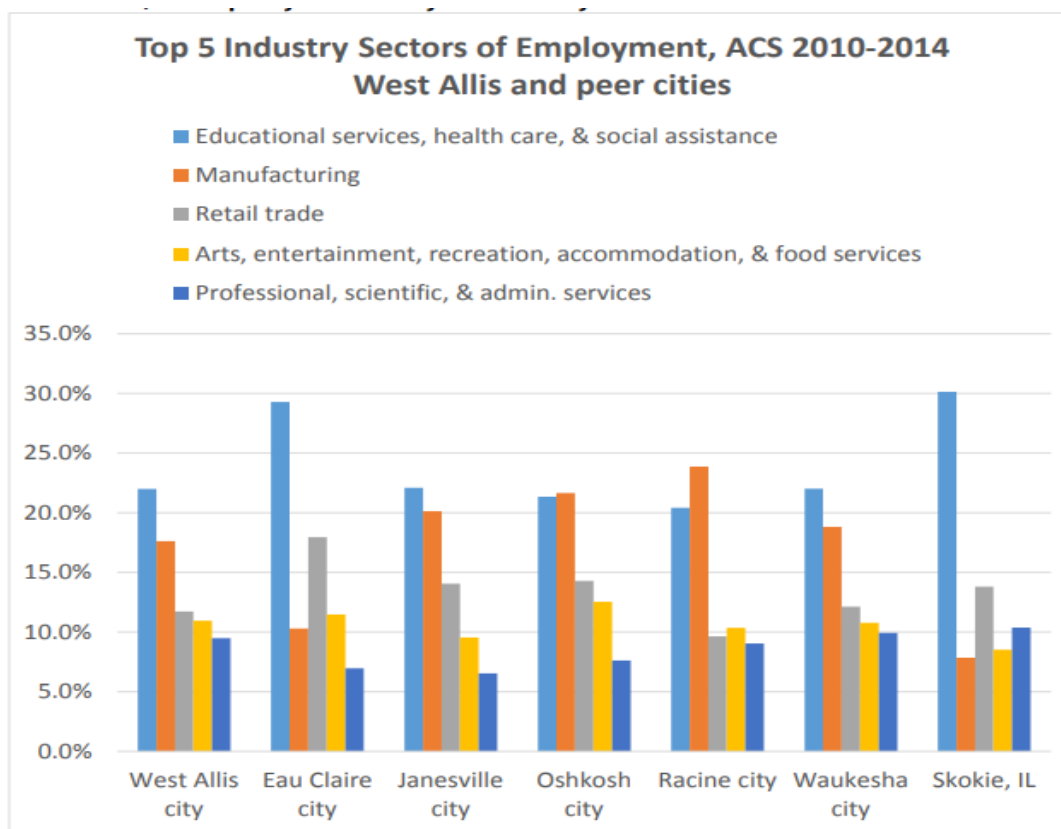
Opportunity Zone

EXISTING EMPLOYMENT CONDITIONS

Employment per Sector

Employment data from the United States Economic Census is categorized into industrial sectors. Data from the 2010-2014 American Community Survey is shared below. Complete data from the 2020 Census is forthcoming. The current data can be used to identify the percentage of jobs per industrial sector within geographic boundaries as compared to peer Cities. The comparison below includes five (5) employment sectors.

Of those categories, the Educational, Health Care and Social Assistance sector has evolved over the past 20 years as the dominant sector. During and prior to the 1990's, the Manufacturing sector was West Allis' primary employment sector. West Allis' manufacturing sector witnessed a 47% decrease in its employment numbers over this period but remains as one of the City's 2nd top employment sectors. A review of data from neighboring and overlapping jurisdictions reveals that similar trends are happening throughout the metro region. The manufacturing sector declined in Milwaukee County as a whole, as well as in the Cities of Milwaukee, Wauwatosa, and New Berlin. Similarly, the largest sector growth was seen in the Health Care and Social Assistance category in Milwaukee County, and the Cities of Milwaukee and Wauwatosa.



Educational services, health care, and social assistance employ the highest percentage of workers in West Allis. This is consistent among peer cities with the exception of Oshkosh and Racine where manufacturing still employs the greatest percentage of workers. The percentage distribution of workers in the five industry sectors for West Allis is most similar to the City of Waukesha. The City of Skokie has the highest percentage of both educational services, health care, and social assistance and professional, scientific, and administrative services when compared to the peer cities.

Major Employers

The table lists the top employers based on the number of Full Time Equivalent (FTE) employees based in West Allis in 2018. This listing of employers complements data from the 2010-2014 American Community Survey, which revealed a significant portion of occupations in the Educational, Healthcare and Social Assistance sector.

| <u>EMPLOYER</u> | <u>PRODUCT/SERVICE</u> | <u>APPROXIMATE # FTE's</u> |
|---|---------------------------------------|---------------------------------------|
| Aurora West Allis Hospital | Regional Hospital | 1,870 |
| West Allis-West Milwaukee School District | Elementary/Secondary Education | 989 |
| Quad Graphics | Commercial Printing | 840 |
| Brookdale Senior Living | Assisted Care Health Provider | 605 |
| Children's Hospital – Summit Place | Administrative Suites | 575 |
| City of West Allis | Municipal Government | 515 |
| Aurora At Home (previous VNA) | Home Health | 367 |
| Wheaton Franciscan | Medical | 330 |
| Johnson Controls | Engineering and IT | 287 |
| Village at Manor Park | Nursing Home/Assisted Living Facility | 279 |
| Chr. Hansen Lab, Inc. | Manufacturing | 238 |
| Sullivan/Schein Dental | Dental Equipment Distributors | 225 |
| Milwaukee Area Technical College | Technical College | 200 |

Jobs-to-Residents Ratios

Data from the American Community Survey indicate that West Allis maintains 0.42 jobs per resident, which ranks well in comparison to its neighbors. This number is higher than the Cities of Greenfield (0.33) and Milwaukee (0.34), as well as Milwaukee County (0.37). Wauwatosa maintains a higher ratio (0.82), much of which can be attributed to Wauwatosa's Retail Trade employment around the Mayfair Mall and the Health Care and Social Assistance employment associated with regional providers at the Milwaukee County Grounds.

Economic Projections

The Wisconsin Department of Workforce Development's Office of Economic Advisors provides short-term and long-term employment projections by industry for regions throughout Wisconsin. The most recent long-term projections were published in 2006 and range through 2016 (Figure 4-7). These projections indicate that based on percentage increase per occupation the Milwaukee/WOW Region (WOW = Waukesha, Ozaukee, and Washington Counties) is expected to see its most significant employment growth in the Healthcare Support Occupations. Based on the projection of creating the newest jobs (Figure 4-8), the Healthcare Practitioners and Technical Occupations, as well as the Office and

Administrative Support Occupations are expected to witness the most significant growth. Finally, when the addition of employee replacement is considered (Figure 4-9), Sales and related Occupations and Food Preparation and Serving Related Occupations are expected to be in greater demand.

REGIONAL ECONOMIC DEVELOPMENT AND REGIONAL DRIVER INDUSTRIES

In today's global economy, which features great mobility of both human and financial capital, economic conditions are often best described at a regional level. Regional economies are driven by a group of industries that export goods and services beyond their region, resulting in net income for the area. Two regional economic development organizations operating in the Milwaukee metropolitan area have recently identified driver industries that they believe are best positioned to attract economic prosperity to the region.

Metropolitan Milwaukee Association of Commerce (MMAC)

The Metropolitan Milwaukee Association of Commerce (MMAC) has a mission to improve the metro Milwaukee region as a place to invest capital, grow business and create jobs. Serving the four-county area and beyond, their organization is comprised of approximately 1,800 member businesses with 300,000 employees. They provide programs and resources regarding networking, economic development, and public policy to their members. In 2006, MMAC published a white paper entitled "Milwaukee Regional Driver Industries." Within this publication, regional driver industries were identified based on the size of industries within the region, its location quotient, and the annual earnings per worker. Utilizing these criteria, several manufacturing and service-providing industries were shown to be driver industries. Their analysis indicated that the region's historic backbone of manufacturing remained a strong driver industry; however, its strength was evidenced through a slower rate of decline in relation to national trends rather than actual growth. The fifteen driver industries by three-digit sectors are identified in Figure 4-10.

Expanding the criteria slightly and including anecdotally known local company drivers, an additional 13 sectors were identified as Driver Industries or Sectors of Interest by the MMAC.

- Hospitals
- Food Manufacturing
- Truck transportation
- Credit intermediation and related services
- Merchant wholesalers, nondurable goods

Figure 4-6. JOBS PER CAPITA (2002)

| | Paid Employees | Population | Jobs Per Capita |
|------------------|----------------|------------|-----------------|
| West Allis | 26,064 | 61,854 | 0.42 |
| Greenfield | 12,120 | 37,276 | 0.33 |
| Milwaukee | 199,562 | 58,4007 | 0.34 |
| New Berlin | 17,360 | 37,358 | 0.46 |
| Wauwatosa | 41,384 | 50,173 | 0.82 |
| Milwaukee County | 351,365 | 951,026 | 0.37 |

Source: 2002 Economic Census, 2005-2007 ACS

Figure 4-7. ESTIMATED EMPLOYMENT INCREASE BY PERCENT (%) THROUGH 2016

| Occupation | % Change | New Jobs |
|--|----------|----------|
| Healthcare Support Occupations | 25.00% | 6,400 |
| Personal Care and Service Occupations | 23.60% | 6,080 |
| Computer and Mathematical Occupations | 23.20% | 4,260 |
| Healthcare Practitioners and Technical Occupations | 22.10% | 9,520 |
| Community and Social Services Occupations | 21.60% | 2,800 |

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

Figure 4-8. ESTIMATED AVERAGE ANNUAL NEW JOBS PER YEAR (2006-2016)

| Occupation | New Jobs Per Year |
|--|-------------------|
| Healthcare Practitioners and Technical Occupations | 950 |
| Office and Administrative Support Occupations | 900 |
| Food Preparation and Serving Related Occupations | 780 |
| Healthcare Support Occupations | 640 |
| Business and Financial Operations Occupations | 620 |

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

Figure 4-9. ESTIMATED AVERAGE ANNUAL TOTAL JOBS (WITH REPLACEMENTS) THROUGH 2016

| Occupation | # of Available Jobs by 2016 |
|--|-----------------------------|
| Office and Administrative Support Occupations | 3,990 |
| Food Preparation and Serving Related Occupations | 3,000 |
| Sales and Related Occupations | 2,900 |
| Production Operations | 2,070 |
| Healthcare Practitioners and Technical Occupations | 1,750 |

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors

- Ambulatory health care services
- Securities, commodity contracts, investments
- Publishing industries, except Internet
- Leather products
- Air services
- Advertising specialties
- Musical instruments
- Hospitality and travel services

Figure 4-10. METROPOLITAN MILWAUKEE ASSOCIATION OF COMMERCE DRIVER INDUSTRIES

| Industry | 2005 Employment | Industry % | Location Quotient | '05 Avg. Annual Pay Metro Milw. | % of total Avg. Pay Metro Milw. |
|--|--------------------|---------------|----------------------|---------------------------------------|---------------------------------------|
| Electrical equipment and appliance manufacturing | 14,992 | 1.5% | 4.63 | \$58,560 | 145.7% |
| Machinery manufacturing | 27,269 | 2.8% | 3.15 | \$56,728 | 141.2% |
| Printing and related support activities | 13,949 | 1.4% | 2.90 | \$42,070 | 104.7% |
| Fabricated metal product manufacturing | 29,728 | 3.0% | 2.63 | \$43,342 | 107.8% |
| Primary metal manufacturing | 7,933 | 0.8% | 2.29 | \$44,158 | 109.9% |
| ISPs, search portals, and data processing | 4,983 | 0.5% | 1.75 | \$66,874 | 166.4% |
| Plastics and rubber products manufacturing | 9,517 | 1.0% | 1.59 | \$41,239 | 102.6% |
| Management of companies and enterprises | 20,148 | 2.1% | 1.55 | \$82,177 | 204.5% |
| Computer and electronic product manufacturing | 14,397 | 1.5% | 1.47 | \$65,151 | 162.1% |
| Miscellaneous manufacturing | 7,014 | 0.7% | 1.45 | \$44,551 | 110.9% |
| Chemical manufacturing | 8,968 | 0.9% | 1.38 | \$51,341 | 127.8% |
| Insurance carriers and related activities | 21,113 | 2.1% | 1.32 | \$59,476 | 148.0% |
| Merchant wholesalers, durable goods | 29,216 | 3.0% | 1.31 | \$55,686 | 138.6% |
| Paper manufacturing | 4,601 | 0.5% | 1.28 | \$45,164 | 112.4% |
| Educational services | 18,208 | 1.9% | 1.14 | \$41,850 | 104.1% |
| Total, all industries | 982,508 | 100.0% | 1.00 | \$40,188 | 100.0% |

Source: Metropolitan Milwaukee Association of Commerce

Milwaukee 7 (M7)

The Milwaukee 7 is a regional economic development organization that focuses its efforts on attracting, retaining, and growing diverse businesses and talent in the seven-county greater metropolitan region (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Waukesha, and Washington). The M7's Strategic Framework notes "companies, counties and cities are not enough; we will succeed or fail as a region." Its further notes that the region cannot afford deep gaps in prosperity between people and geographies, and that real opportunity exists. The M7 has identified the region's assets as: freshwater location, Chicago/Madison connection, infrastructure, arts and entertainment, Great Lakes trade zone, innovation capacity, cultural diversity, and experienced and educated talent.

Regarding driver industries, the M7 states that nearly 1/3 of the region's one million jobs export goods and services beyond the regional borders, which create new income for the region and power the economy. For every job in a driver industry, conservatively one other job is created to support that job, and the direct and indirect spending from these jobs generates additional jobs to support the region (i.e., dentists, dry cleaners, technicians, etc.). According to the M7, the top regional export drivers in the region are included in Figure 4-11.

Figure 4-11. MILWAUKEE 7 DRIVER INDUSTRIES

| Industry | Jobs | Payroll |
|------------------------------------|---------|---------------|
| Manufacturing | 173,305 | \$8.7 billion |
| Financial Services | 49,871 | \$2.9 billion |
| Headquartered Companies/Management | 20,148 | \$1.7 billion |
| Information Technology | 12,270 | \$885 million |

Source: Milwaukee 7

OTHER EXISTING ACTIVITIES AND PROGRAM RESOURCES

Institutional Capacity

The City of West Allis maintains a Community Development Authority and an Economic Development Committee to aid in economic development. These committees are comprised of citizen representatives appointed by the Mayor and approved by the Common Council. The primary task of the Economic Development Committee is to review economic development loans and business development programs. The Community Development Authority (CDA) oversees redevelopment projects in the City. The purpose of the CDA is to carry out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. Staff support for these Committees is provided by the Department of Development.

The City's Department of Development actively works to enhance the community by expanding the tax base and attracting employment opportunities. West Allis has become a leader in the metro-Milwaukee

area by focusing on community growth through redevelopment of older industrial properties and re-energizing neighborhoods through sound planning. The department creates redevelopment areas to capture new growth and investment while diversifying the tax base. Planning has opened the door for contemporary architecture, improved landscaping and building a bold image for the community. The department administers programs that assist start-up and business expansions. The department is a partner with community initiatives that promote West Allis as a place to live and do business.

Highway 100 Corridor Study

In 2019 the City of West Allis contracted a design firm to develop a long-term vision and re-development strategy for Highway 100. The strategy is grounded in a comprehensive market analysis and provides concrete development and policy recommendations. Physical planning recommendations for future development, transportation, placemaking, and identity are blended with market-based catalytic development strategies. The result is a realistic yet aspirational strategy that provides a road map for short and long-term improvements, strengthening identity, attracting a more diverse and dynamic mix of users, and sustain growth and economic vitality along the corridor.

The key recommendations to improve the Highway 100 corridor include:

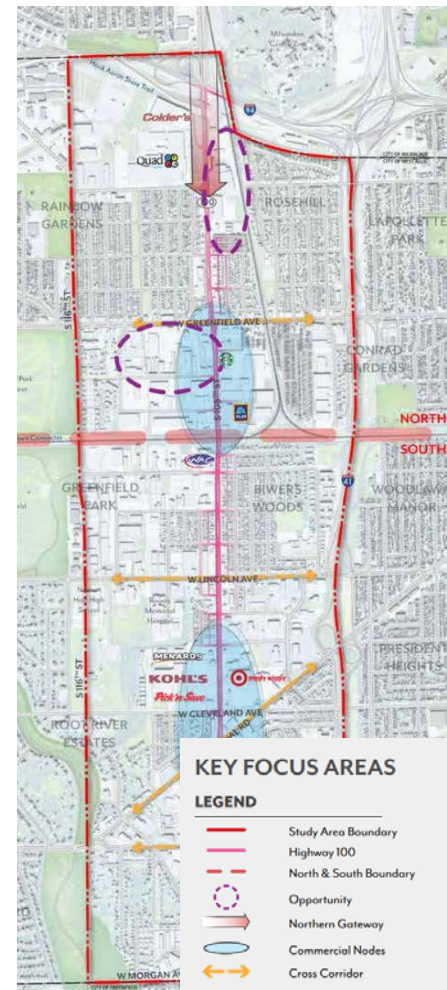
- Diversify the mix of uses.
- Focus on increasing mobility, not traffic flow.
- Create mixed-use, walkable destinations.
- Give Highway 100 a unique brand and identity.
- Promote desired development patterns.

Brownfields

Throughout this report, we will use the term Brownfield Redevelopment. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. Brownfield redevelopment is also one of the state's strongest weapons in combating urban sprawl. Recent academic research suggests that for every 1 acre of brownfield redevelopment 3 to 3 ½ rural acres are preserved from urbanization.

As a redeveloping industrial community, West Allis is challenged with brownfield issues. At the same time, brownfields offer great opportunity for economic regeneration. Incentives for the revitalization of abandoned, idle or underused commercial or industrial properties, where expansion or redevelopment is hindered by real or perceived contamination have become common practice. According to the Wisconsin

Department of Natural Resources' (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS). When considering the redevelopment of these sites, state and national incentives should be researched.



The City of West Allis is actively participating in economic regeneration through brownfield remediation. It has taken advantage of programs offered by the Wisconsin DNR, Wisconsin Department of Commerce, and the United States Environmental Protection Agency. Utilizing brownfield sites, West Allis has redeveloped buildings and land formerly used by industrial giant Allis Chalmers into the Summit Place Office Complex valued at over \$74 million and reclaimed over 60 acres of land in the Six Points Farmers Market area for a mixed use, residential urban renewal project with an expected value of nearly \$50 million, representing an increase of over \$30 million.

Community Development Block Grant (CDBG) - Economic Development Loans

For this loan program, the City uses federal funds to create job opportunities for low-to-moderate income workers. Borrowers must guarantee that they will create at least one new job for every \$10,000 the City lends. At least 51% of these new jobs must be filled by a worker from a low-to-moderate income household. Any construction/rehabilitation work associated with these loan funds must comply with Federal Fair Labor Standards provisions of the Davis-Bacon Act, (i.e., contractor must pay prevailing wage). Federal rules require the City to apply a “necessary and appropriate” test to all loan requests. This means that the applicant must provide evidence that they are unable to obtain all the financing needed for the project on affordable terms. In cases where the project will result in an extraordinary economic benefit to the community, the Common Council will consider waiving these guidelines on eligible costs, required lender participation and maximum loan amount.



Program Details

Eligible businesses: Industrial and commercial

Eligible costs: Acquisition of property and equipment, new construction, or rehabilitation of existing facilities. No working capital loans.

Structure: The City's program is intended to bridge the gap between the amount that a conventional lender is willing to lend and the amount that is needed to finance the project. Lender participation must be at least 67%.

Maximum loan amount: \$150,000

Minimum loan amount: \$10,000

Repayment terms: Matched to company's debt service capacity, maximum of 20 years.

Interest rate: Market rate

Fees: 1% of loan amount, minimum of \$500

Average processing time: 60 days

Small Business Development

Future redevelopment of the eastern portion of the district is located within a Governor selected Opportunity Zone (OZ). The goal of the OZ is to attract investment in area that is low-income area that offers three tax incentive benefits such as 1) gain deferral, 2) partial forgiveness, and 3) forgiveness of additional gains. OZ funds look for sites that offer these benefits to foster commercial real estate development and renovation of properties, opening new businesses, and expansion of businesses.

Kiva

Kiva is an online crowdfunding program that provides 0% interest loans to entrepreneurs and start-up businesses. Anyone can become a Kiva lender and help make entrepreneurship more inclusive by loaning as little as \$25 to women, people of color, immigrants, veterans, and lower-income entrepreneurs and business owners. Kiva borrowers and lends come from all around the world, and we are excited to partner with KIVA to help grow our local entrepreneurial community.

Business owners in West Allis are eligible for zero-interest loans of up to \$10,000 from Kiva, with the amount depending on length of time in business and social lending network success. Kiva loans are often given to startups or small businesses that need an extra piece of equipment, funding for a marketing campaign, or something else to help them jumpstart the business. The business must first raise money from friends and family on [kiva.org](https://www.kiva.org) before it is eligible for matching funds.

West Allis was designated a Kiva City in May 2019, meaning small businesses will have access to additional capital through this program. The City of West Allis has allocated \$100,000 and made a three-year commitment to fund the administration of the program and matching funds for West Allis businesses that secure loans through the crowdfunding site [kiva.org](https://www.kiva.org).

National Avenue Economic Development Incentives

For properties located in and around the National Avenue Corridor that have new impactful uses or additions there are incentives available based on set criteria. The National Avenue Economic Development Incentives at <https://www.westalliswi.gov/1352/National-Avenue-Economic-Incentive-Progr>.

- In-Store Forgivable Loan. Up to \$50,000 forgivable loan towards equipment (the In-Store Forgivable Loan). Interest only payments and 20% forgiven on the principal each year for 5 years.
- Code Compliance Forgivable Loan. A code compliance forgivable loan up to \$8,500. Interest only payments and 20% forgiven on the principal each year for 5 years.
- Façade Grant. Matching grant, up to \$30,000. Reimbursable for work done on the exterior of building and/or site.

Chapter 5: Housing

In late 2020, the City commissioned Tracy Cross and Associates to conduct a residential market analysis. Portions of this analysis, while currently under review, are noted within this chapter and will be further evaluated for subsequent updates within the 2040 Comprehensive Plan.

West Allis maintains a diverse housing stock, ranging from single-family residential homes to multi-family residential developments. These units were constructed in various periods before and throughout the last century, contributing to a unique array of architectural styles. Residential uses comprise the majority of land in the city, making housing an integral component of the comprehensive planning process.

As a first-ring suburb of Milwaukee, the majority of local-area housing can be characterized as older stock single family and multi-family dwellings. At the close of 2020, the city of West Allis was home to nearly 29,500 existing housing units, 85 percent of which were constructed prior to 1970. In addition, a full 63 percent were constructed prior to 1950. Among occupied housing units (or households), approximately 55 percent are owner-occupied with the remaining 45 percent reflecting renters.

Single family homes consist of both bungalow and two-story designs, while most multi-family alternatives include a variety of side-by-side and flat-over-flat duplexes, along with various four-, six- and eight-unit buildings. However, over the last 10 years, a few larger-scale multi-family communities have been constructed in and around the downtown area as a part of redevelopment efforts city-wide. These include, primarily, market rate apartments, along with some senior housing and for sale condominiums.

The influx of larger-scale market rate apartments in West Allis has been most prevalent. It began with the development of the 178-unit *Six Points* community in 2009 located at 6519 W. Greenfield Avenue. Following the introduction of Six Points, several years passed before two new large-scale communities entered the local market. These included *The West Living*, a 177-unit project located at 6620 W. National Avenue, which began leasing efforts in 2019 and, most recently, the 203-unit *Element 84* at 8290 W. Orchard Street, which opened in 2020.

The City is fortunate to offer a range of residential housing choices for first-time homebuyers. Given the age and size of many of the single-family structures, the city's established neighborhoods attract young couples and families looking for a starter home, but also offers housing choices for growing families and empty nesters too.

Within the neighborhoods, it is critical to maintain and enhance the amenities, infrastructure and services to promote attractive property values. Many of the new housing projects, both rental and owner-occupied, also offer a variety of price points and housing choices.

Mixed Use infill housing development is another national trend well suited to West Allis. This form emphasizes walkable neighborhoods, integrates personal and business-oriented services and offers housing choices. The largest growth in the housing market is for smaller, non-traditional families - people living alone or living together as unrelated individuals. Mixed-use areas offer the amenities these

households are looking for, access to shopping, services, and transit. Due to the historic development in the City, there are various mixed-use nodes that already exist, along with access to transit. Building upon these areas, redeveloping underutilized structures, and encouraging new mixed-use developments will continue the rich offering of housing choices throughout the City.

GEOGRAPHIC POSITIONING

The City of West Allis is in a unique position to move swiftly with residential development/redevelopment efforts for two reasons. First, the municipality is already working through a number of proposals by builders/developers interested in both rental and for sale offerings – some of which are getting close to market entry. Second, West Allis has identified 26 initial development/redevelopment sites (both large and small) throughout the municipality, each of which could potentially contain a component of residential units (see Exhibit 1.10).

1.10

GEOGRAPHIC DELINEATION OF PROPOSED AND POTENTIAL DEVELOPMENT/REDEVELOPMENT SITES WEST ALLIS, WISCONSIN



GOALS & POLICIES

The following goals and policies have been created based on community input and the City's established policies. They are intended to guide future decisions pertaining to housing in West Allis.

Goal: maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

Objective 1: Support “Aging In Place” Continue to be a community where residents can age without leaving the city. Provide adequate types of housing to serve young professionals, families, and senior citizens.

- **Recommendation 1.1:** Maintain housing options for all income levels and age groups within the City's housing portfolio.
- **Recommendation 1.2:** Maintain zoning districts that allow for a variety of housing types.
- **Recommendation 1.3:** Encourage high-quality, maintenance-free housing options such as condos, rowhomes, or town houses -to provide choices for young professionals, empty nesters, etc.
- **Recommendation 1.4:** Support unique housing options, such as live-work developments accessory dwelling units and cooperative housing.
- **Recommendation 1.5:** Encourage young families to move into high-quality apartments in West Allis.
- **Recommendation 1.6:** Renovate existing single-family homes to make them more family-friendly and modern.
- **Recommendation 1.7:** Identify underutilized land to build new single-family housing stock.
- **Recommendation 1.8:** Promote the availability of land for the development or redevelopment of housing stock that accommodates larger households and/or more modern updates to living arrangements.

Objective 2: Increase Homeownership

- **Recommendation 2.1:** Increase the percentage of owner-occupied units within the City.
- **Recommendation 2.2:** Promote affordable home buying opportunities to young families.

**55% OF
HOUSING
STOCK IS
SINGLE
FAMILY
OWNER
OCCUPIED**



Objective 3: Maintain the existing supply of high-quality senior housing options in areas that are close to services that seniors typically require, including public transit.

- **Recommendation 3.1:** Maintain City-owned senior housing to preserve and enhance affordable, quality housing options.

West Allis can aggressively pursue multiple development/redevelopment sites going forward. To this end, West Allis is in a position to absorb an average of 200 properly-positioned apartments annually over the next 5+ years, along with *at least* 150 for sale housing units per year – if supply can be made available and product is positioned appropriately.

Objective 4: Locate Higher Density Multi-Family Near a Mix of Uses Plan for higher density multi-family housing in parts of West Allis along walkable street corridors where there is access to parks, shopping, community facilities, and existing or planned public transportation routes.

- **Recommendation 4.1:** Incorporate high quality multi-family housing on mixed use infill and redevelopment sites.

Goal: Preserve and enhance the unique character of the different West Allis neighborhoods, including the distinct identities of the City's districts, and corridors, while directing growth and development.

Objective 1: Protect the historic integrity of residential properties in West Allis. Protect the historic integrity of residential properties in West Allis by establishing design standards for the various architectural styles throughout the City, including both historic styles and modern design that is balanced with the context of existing architectural styles. Develop design standards when reviewing applications for additions and residential renovation.



- **Recommendation 1.1:** Establish design standards for residential properties.
- **Recommendation 1.2:** Utilize the design standards when reviewing applications for additions and residential renovation.

Objective 2: Explore Various Property Maintenance Programs Explore various property maintenance programs in order to protect and enhance City's housing stock and property values. Programs to consider include but are not limited to: time-of-sale inspections, enhanced property code enforcement.

- **Recommendation 2.1:** Explore possible funding options to minimize the financial impact of property maintenance programs.

Objective 3: Encourage Compatible Residential Infill and Rehabilitation Projects
Encourage residential infill and rehabilitation that respects the integrity and composition of the City’s existing development patterns, including site layout, building materials, building character and scale, open space, and integrated connectivity.

- To provide strong community infrastructure created around a theme of livability, functionality, walkability, and recreation/convenience.
- To create communities where emphasis is placed on all segments of the market ranging from younger childless singles and couples to families living, playing, and growing together; and where active adult residents can see and experience the vibrancy of youth.
- To create communities in which moderate and higher density housing products are carefully combined with population-serving retail, restaurants and services, along with pocket parks and recreational uses – and that all are highly integrated and exposed for all to enjoy.



Goal: Support sustainable site design and building practices for construction and rehabilitation opportunities in all neighborhoods.

Objective 1: Encourage “Green” Residential Development practices for the construction and rehabilitation of housing within the City, including smart city practices on a neighborhood level that promote energy conservation, the use of sustainable materials, improved air quality, and stormwater management.

Objective 2: Promote Energy Independent Community Status Promote the City’s status as an Energy Independent Community with property owners in West Allis.

Goal: work with regional, state, and federal agencies to provide housing programs and assistance to property owners.

Objective 1: Coordinate with Agencies to Encourage Housing Rehabilitation Programs Coordinate with HUD, WHEDA, the Wisconsin Department of Commerce, the Wisconsin Partnership for Housing Development, and Milwaukee County to encourage the use of financial assistance programs for housing rehabilitation.

POPULATION AND TRENDS

Trends in residential construction are one indicator of future housing development. The table below lists housing starts over the past ten years (based on building permits issued) within the City of West Allis. These are for new single-family homes, duplexes, and multi-family homes including apartments, condominiums, and senior living units (but not memory care or other group living). The number of new housing units added has been low each year, except during 2018 when two apartment buildings began construction. This trend is typical for inner-ring suburbs like West Allis and West Milwaukee, which do not have much undeveloped land and where most new housing units come from multi-family developments such as apartments, condominiums, or townhomes.

City of West Allis Housing units by Type 2010-2020

| Unit type | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Total |
|---------------|---------|------|------|------|------|------|------|------|------|-------|
| Single family | 7 | 3 | 4 | 4 | 1 | 4 | 3 | 1 | 2 | 29 |
| Two family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Multi-family | 0 | 0 | 38 | 0 | 4 | 0 | 380 | 0 | 0 | 422 |
| Total | 7 | 3 | 42 | 4 | 5 | 4 | 383 | 1 | 6 | 455 |

In 2018, the City of West Allis issued permits for its first large multi-family developments since the late-2000s. The West Apartments opened in 2019 with 177 market-rate 1-, 2-, and 3-bedroom apartments. These apartments are geared towards young professionals, with rents ranging from \$1,200 to \$2,000 a month. Element 84 Apartments opened in 2020 with 203 market-rate 1- and 2-bedroom apartments. As of January of 2021, an additional multi-family development in West Allis was in the approval process or in negotiations, and if implemented would add an additional 310 units (Lofts at SoNa and the Allis Yards).

Trends in Births and Young Child Population

Since 1970, demographic trends and projections for West Allis suggest that the City will continue a general decline in population. However, in the years ahead given more recent construction trends in West Allis and the region, the city's regional accessibility, racial and ethnic diversity and birthrates may suggest otherwise. The following demographic information is provided from a West Allis-West Milwaukee School District Community Change Report prepared in 2020.

Demographic Trends

- Births decreased in the West Allis-West Milwaukee (WAWM) District by 22 percent over the past decade, mainly due to decreases in births by white women. Relatedly, the population aged 0-17 decreased by 2 percent over the past decade.
- The population aged 25-39 increased by 21 percent over the past decade. This increase of young adults of childbearing age may indicate a stabilization in births over the next decade.
- The WAWM District is becoming more racially and ethnically diverse. Over the past decade, the WAWM District's total white population decreased by 4,469 persons, or 9 percent. The Latinx population increased by 1,993 persons, or 29 percent. The black population increased by 1,740, or 66 percent.
- According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women. This combined with the changing demographics of the WAWM area suggests the possibility for more births in WAWM District.
- Population in the WAWM has been and will be supported by its superior regional accessibility and local and regional job growth.

The number of children born in a school district affects future enrollment in that district's schools. The number of births between 2010 and 2019 for West Allis and West Milwaukee. Since 2010, births in the WAWM School District have decreased by 21 percent, from 893 births in 2010 to 702 births in 2019. This trend is consistent with a nationwide decrease, reported in the National Center of Health Statistic's 2017 National Vital Statistics System Report. However, this local decrease is significantly greater than the decrease in Milwaukee County as a whole, which experienced a 9 percent decrease in births from 2010 to 2019.

The number of children born in the WAWM District is also affected by the changing demographics of the City of West Allis and Village of West Milwaukee. In 2000, 88 percent of births in the District were to white mothers. In 2017, this decreased to 70 percent of births. During the same period, births to black mothers increased from 2 percent of all births to 6 percent of all births. Additionally, births to Latinx mothers increased from 6 percent of births to 17 percent of births. According to the National Vital Statistics System, Latinx and black women tend to have higher fertility rates than white women. This suggests that increasing racial and ethnic diversity in the District should have upward pressure on the number of total births each year.

Persons in the West Allis West Milwaukee School District between 25-39 years of age increased by 21 percent from 2010 to 2018, or from 14,415 persons to 17,394 persons. This increase is driven almost entirely by the minority population. This increase in young adults between 2010 and 2018 should exert upward pressure on births in the WAWM School District over the next decade as many of these young adults begin to have children.

The number of children aged 0-4 years is another important influence on future enrollment. Per the Census Bureau's 2010 American Community Survey (ACS), children aged 0-4 made up 5.8 percent of the WAWM School District population. The 2018 ACS indicated that the 0-4 population decreased slightly to 5.7 percent. Similarly, the percentage of all those under the age of 18 dropped from 20.1 percent of the population in 2010 to 19.7 percent in 2018. These figures correlate with the decrease in resident student enrollment experienced in the District over the past decade.

The effect of COVID-19 on the number of births in upcoming years is yet to be determined. If reaction to COVID-19 is similar to that of the economic recession of the late 2000s, then many of today's adults of childbearing age may put off or refrain from starting families. Per research from the University of Wisconsin-Madison Applied Population Laboratory, Wisconsin experienced a steady decline in its natural increase

(when births outnumber deaths) since 2007, the first year of the prior recession. While the number of births still outnumber deaths, Wisconsin's natural increase fell 44 percent between 2007 and 2016.

Trends in Births and Young Child Population

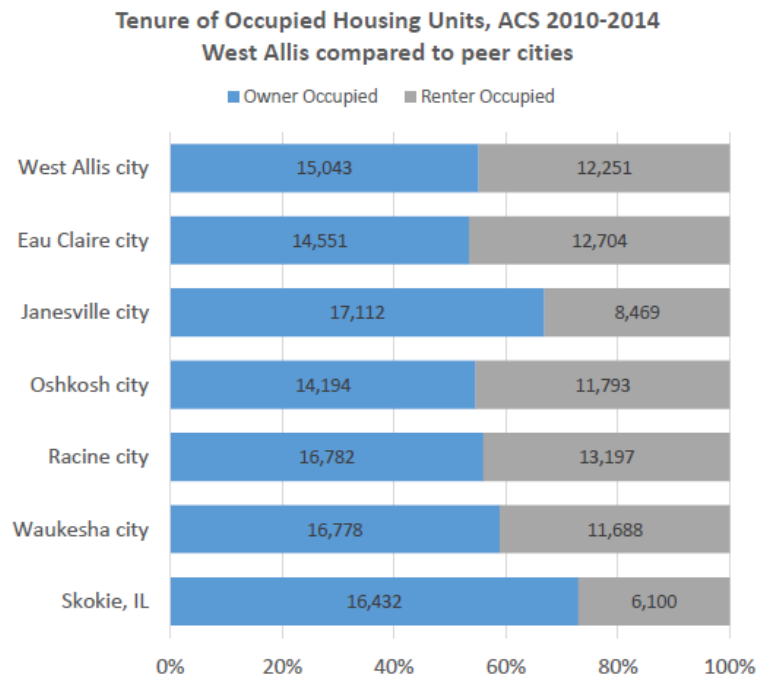
Persons in the WAWM School District between 25-39 years of age increased by 21 percent from 2010 to 2018, or from 14,415 persons to 17,394 persons. This increase is driven almost entirely by the minority population. This increase in young adults between 2010 and 2018 should exert upward pressure on births in the WAWM School District over the next decade as many of these young adults begin to have children. The School District might see increasing numbers of students over the projection period as this population ages and produces children.

Occupancy and Tenure

Among the total number of housing units in West Allis (27,294), approximately 55% of the occupied units are owner-occupied, and approximately 45% are renter-occupied. The City's average household size of 2.2 is low in comparison with surrounding communities. Based on these statistics, the City would like to create programs to encourage increased owner-occupancy throughout the City.

Units in Structure (Housing Type)

Over half of the City's 29,500 housing units are single-family residences. Remaining housing units in West Allis include two-family units (18.3% of the total), multi-family units (27.1% of the total), and a small percentage of units classified as mobile home or other (2.0%). This distribution follows a similar pattern to Milwaukee County as a whole. This variety of housing types offers choices for first-time homebuyers, as well as those wanting to stay in West Allis but are looking for another housing option.



Year Structure Built

The City of West Allis maintains a fairly diverse housing stock, a large percentage of which can be or currently is considered historic. (Buildings over 50 years of age in the United States are commonly referred to as potentially historic structures.) Approximately a third of the City's housing stock was constructed in 1939 or earlier.

AGE & VALUE

- Median age of housing unit: 66 years old ²
- Median home value: \$139,800¹
- Median home value, WI: \$189,100¹
- Median gross rent: \$794¹
- Median gross rent, WI: \$819¹



ZONING

The City of West Allis has several zoning districts that regulate residential uses. These residential districts are outlined in the City's municipal code as follows:

- RE: The RE Residential Estate District is intended to provide areas for single-family residences in portions of the City characterized by the largest parcels of land.
- RA-1: The RA-1 Single Family Residence District is intended to provide areas for single-family residences in portions of the City characterized by larger parcels of land.
- RA-2: The RA-2 Single-Family Residence District is primarily intended to accommodate existing single-family neighborhoods which are characterized by smaller lots than are required in the RA-1 District.
- RA-3: The RA-3 Single-Family Residence District is primarily intended to accommodate single family neighborhoods which are characterized by smaller lots than those required in the RA-1 and RA-2 Districts.
- RA-4: The RA-4 Single-Family Residence District is primarily intended to accommodate existing single-family neighborhoods which are characterized by smaller lots than those required in the other single-family Residence Zoning Districts. It is specifically intended for areas of the City designated as Class "A" under the preceding City Zoning Ordinance. It is intended that areas under this District will not be extended into other parts of the City.
- RB-1: The RB-1 Residence District is intended to provide areas of the City which are substantially occupied by single and two (2) family dwelling units. It is designed to accommodate limited apartment dwellings while maintaining a lower density "owner-occupied" character.
- RB-2: The RB-2 Residence District is intended to provide areas in the City for single family, two (2) family and limited multi-family residential uses. It is specifically intended for areas of the City designated as Class "B" Residential under the preceding City Zoning Ordinance and represents a historical zoning pattern.
- RC-1: The purpose of the RC-1 Residence District is to provide areas in the City for lower density multifamily development.
- RC-2: The purpose of the RC-2 Residence District is to provide areas within the City for the densest residential development permitted under the terms of the Subchapter.

These nine zoning districts govern the majority of land in West Allis. In addition to these exclusive residential zones, residential uses are also allowed as permitted or Special Uses in the West Allis' commercial districts. These districts allow for mixed use, multi-family, and single and two family housing developments to supplement commercial activity along corridors throughout the city. Residential uses within commercial developments are outlined in the city's municipal code as follows:

- C-1: The Central Business District is intended to accommodate retail and office uses, which are characteristic of the city's traditional "downtown" area. Residential uses, in the form of mixed residential and commercial developments, as well as multi-family developments, are permitted as Special Uses within this district.
- C-2: The Neighborhood Commercial District is designed to provide convenience shopping in close proximity to nearby residential areas through the allowance of uses that satisfy daily or frequent needs. Single and two family residential uses, meeting the minimum requirements of the RB-2 District, are allowed as permitted uses, and mixed residential and commercial developments, and multi-family dwellings are permitted as Special Uses.

C-3: The Community Commercial District is intended to allow for a larger consumer population and provides a wider range of uses to accommodate daily and occasional shopping requirements. Residential development in the form of single and two-family housing, meeting the minimum requirements of the RB-2 District, is a permitted use, and mixed residential and commercial developments, and multi-family housing are permitted as a Special Use.

- C-4: The Regional Commercial District is designed to accommodate larger scale commercial land uses that rely on heavy automobile traffic for support. Mixed residential and commercial developments are permitted as a Special Use within this district.

Residential uses are generally not permitted in the City's Manufacturing Districts (M-1 and M-2) or Park District (P-1). The exception to this is within the M-1, light manufacturing district mixed uses are allowed with a special use permit. The M-2, Heavy industrial district was created in 2019 within the zoning text and mapped in early 2021.

HOUSING TYPES

West Allis is home to numerous types of architectural styles constructed during different periods throughout the past century. These housing types are outlined in Figure 5-18. "100 Years of Homes in West Allis," courtesy of Shannon Honl, provides an in-depth analysis of these housing types and their location throughout all neighborhoods in West Allis. The document is available for reference at City Hall. These styles should be referenced when considering future housing developments in the City.

Figure 5-18. Housing Types in the City of West Allis.

| Popular House Types of West Allis | | 1900 - 1980 |
|---|--|-------------|
| I. Bungalow Era (1900 - 1935) | | |
| A. Bungalow | | |
| i. Four-Room, Box Bungalow | | |
| ii. Standard Bungalow | | |
| iii. West Allis, "Sun Porch" Bungalow | | |
| iv. Side-Gabled Bungalow | | |
| v. Craftsman Bungalow | | |
| B. Duplex (Two-Flat) | | |
| i. Duplex, Double-Door Type | | |
| ii. Duplex, Separated-Door Type | | |
| iii. Duplex, Back-Entry Type | | |
| iv. Bungalow Duplex | | |
| C. Other Pre-1930, House Types | | |
| i. Foursquare | | |
| ii. Side-Hall House Types | | |
| iii. Front-Gambrel, Dutch Colonial | | |
| iv. Polish Flat | | |
| II. Cape Era (1920 - 1960) | | |
| A. Period Revival | | |
| i. Traditional Cape | | |
| ii. Picturesque Cape | | |
| iii. Two-story, Center Hall Colonial | | |
| iv. Two-story, Center Stair Colonial, Narrow Type | | |
| v. Two-story, Side Hall Colonial | | |
| B. Minimal Traditional | | |
| i. Cape | | |
| ii. Minimal Traditional, Front-Gabled | | |
| iii. Minimal Traditional, Side-Gabled | | |
| III. Ranch Era (1950 - 1980) | | |
| A. Ranch | | |
| i. Box Ranch | | |
| ii. Standard Ranch, Detached Garage | | |
| iii. Standard Ranch, Attached Garage | | |
| iv. Standard Ranch, Breezeway Type | | |
| B. Two-story, Suburban Colonial | | |
| C. Split Level | | |

CITY HOUSING PROGRAMS

The City's Department of Development has a Housing Office that offers a variety of loan and assistance programs, many of which are funded by grants. These loan and assistance programs are as follows:

Home Buyer Loan Program

Persons meeting household income guidelines may be eligible for assistance with down payment and closings costs when purchasing single-family homes or duplexes in West Allis.

Housing Rehabilitation Assistance Program for Homeowners

Single family dwellings and duplexes in West Allis that meet income limits are eligible for reduced rate loans to assist with housing rehabilitation.

Housing Rehabilitation Assistance Program for Rental Property Owners

Non-owner occupied properties in West Allis whose tenants meet income limits may be eligible for reduced rate loans to assist with rehabilitation.

Veterans Affairs Supportive Housing (VASH)

The HUD-VASH program is a partnership between the Department of **Housing** and Urban Development (HUD) and the Department of Veterans Affairs. This supported **housing** program provides permanent **housing**, long-term case management and supportive services to eligible Veterans who are homeless or at risk of homelessness.

CARES Mortgage Assistance

Eligible Properties: Owner occupied properties located in West Allis.

Eligible Households: Households that have a gross annual income not exceeding 80% of County Median Income.

Housing Choice Voucher Program

This program provides Section 8 Rent Assistance to help low income households pay a portion of their rent. The program is currently closed for new applications as the Housing Office serves the existing waiting list.

Other Housing Programs

In addition to the housing programs offered through the City of West Allis, programs are offered through the federal government, the state, and Milwaukee County that are applicable to the needs of West Allis residents.

FEDERAL HOME PROGRAMS

- [CHDO](#) Community Housing Development Organization
- [HHR](#) Homebuyer and Rehabilitation Program
- [RHD](#) Rental Housing Development Program
- [TBRA](#) Tenant Based Rental Assistance Program

COMMUNITY DEVELOPMENT BLOCK GRANT

- [CDBG](#) Community Development Block Grant Program
- [CDBG](#) Revolving Loan Fund
- [EAP](#) Emergency Assistance Program
- [NSP](#) Neighborhood Stabilization Program

SPECIAL NEEDS (Homeless)

- [Critical Assistance Program](#) (CA)
- [ESG/THP/HPP](#) Emergency Shelter/Transitional Housing/Homeless Prevention Program
- [HOPWA](#) Housing Opportunities for People with AIDS
- [HPRP](#) Homelessness Prevention & Rapid Re-housing Program
- [PATH](#) Project for Assist in the Transition from Homelessness
- [SOAR](#) SSI Outreach, Access and Recovery
- [WISP/HMIS](#) Wisconsin ServicePoint

STATE PROGRAMS

- [HCRI](#) Housing Cost Reduction Initiative
- [IBRETA](#) Interest Bearing Real Estate Trust Accounts Program
- [MHRP](#) Manufactured Housing Rehabilitation and Recycling
- [SSSG](#) State Shelter Subsidy Grant Program
- [WFS](#) Wisconsin Fresh Start Program

Fair Housing Board

The City's Fair Housing Board works to ensure equal housing opportunities for all West Allis residents. The Board also promotes throughout the community, including businesses, housing providers, real estate professionals, with awareness programs like the Fair Housing Poster Contest and proactive educational materials. The Board processes all claims of discrimination in housing and is charged with receiving, investigating and elimination or remedying discrimination by means of conciliation, persuasion, education or litigation.

Senior Housing

The Beloit Road Senior Housing Complex offers independent living for residents 55 years of age or older. Owned by the City of West Allis, and managed by a full time Property Manager and Property Maintenance company, this 104 unit affordable senior housing complex was originally built in 1949 as veteran's housing. It is still currently operated by the City. As a goal within this plan, the City aims to preserve and enhance affordable, quality housing options.

CONCLUSION

The City of West Allis has a variety of housing types, housing prices, and housing amenities. Maintaining the older housing stock while developing new more modern units, will provide a strong range of future of residential choices throughout the City.

The city is extremely well suited for the introduction of new market rate residential development (including additional rental apartments and various forms of for sale housing (see Tracy Cross report 2021). This favorable conclusion is based upon: 1) more than adequate demand support for various new construction housing alternatives; 2) notable supply-side constraints; 3) a rather substantial base of existing and future households with strong demographic profiles; 4) tightness in both the rental and for sale sectors of the market; 5) in place infrastructure and ancillary support mechanisms given the established nature of the city of West Allis – a municipality that is already witnessing the success of redevelopment efforts; and 6) an excellent regional location. Practically any well designed and properly positioned new conventional residential product form could be successfully introduced within a variety of areas throughout the municipality.

Chapter 6: Transportation

The City of West Allis has a well-established transportation network including freeways, streets, transit, rail, bicycle and pedestrian facilities. The transportation system performs a pivotal role in shaping land use patterns, growth opportunities and economic development, attracting large concentrations of employment. The transportation network has been a major factor in the City's residential and commercial growth with continued demand for new, high quality development.

As West Allis' transportation corridors and street network create opportunities for development, the demand for development creates the need for new facilities and improvements to streets and other travel modes. In today's economic times it is even more important to balance the need for better transportation choices, improved transportation choices, and ongoing maintenance of existing facilities due to current and planned development.

Smart growth principles provide a variety of policies to make the best use of transportation investments that maximize choices for all user types and provide economic benefits to individual users, the City, and the region. Policies that address all users, ensure long- term benefits for the residents and property owners, and support creative solutions to current problems are going to add value to the City. Even though most residents still use a personal automobile for most of their trips, there is national interest in improving all forms of transportation, including mass transit, biking, and walking.

As more communities adopt smart growth principles, the benefits of linking transportation, housing, shopping, and the workplace become key components to a successful system. The establishment of sound transportation policies is vitally important to maintain the existing quality and condition of the transportation system while planning for the future needs of the City.

TRANSPORTATION GOALS, OBJECTIVES AND POLICIES

Goal: Provide a safe and efficient multi-modal transportation network that will effectively serve the travel needs within the City and region.

Objective 1: Pedestrian and Vehicular Safety Plan for complete streets for pedestrian and vehicular safety.

- **Recommendation 1.1:** During construction projects, redesign streets to be "Complete Streets," narrowing when possible to improve safety and reduce pavement.
- **Recommendation 1.2:** Implementation of: [National Avenue Corridor Strategic Plan](#) and strategies employed within the [Hwy-100-Corridor-Study](#).
- **Recommendation 1.3:** Consider a roundabout when feasible as an alternate to installing traffic signals. Roundabouts are safer than traffic signals and result in fewer crashes of high severity.

Objective 2: Efficient Vehicular Movement Plan for complete streets for efficient vehicular movement.

- **Recommendation 2.1:** Encourage cross access between businesses along the arterials through a modified back road system.

- **Recommendation 2.2:** Develop access management plans for the major arterials.
- **Recommendation 2.3:** Remove unwarranted traffic signals to reduce delays for drivers.
- **Recommendation 2.4:** Update pedestrian timings to allow for walking speed of 3.5 feet per second per MUTCD.
- **Recommendation 2.5:** Promote the use of alternate forms of transportation.
- **Recommendation 2.6:** Perform traffic counts, periodically, at signalized intersections to update timings based on Institute of Transportation Engineers (ITE) and MUTCD standards.
- **Recommendation 2.7:** Review the Pavement Surface Evaluation Rating (PASER) for the City's streets biannually.
- **Recommendation 2.8:** Design improvements to achieve Level of Service D or better traffic operations, if feasible.
- **Recommendation 2.9:** Require traffic impact studies for developments/ redevelopments generating over 100 additional trips during a peak hour.

Objective 3: Multi-Modal Transportation Plan for complete streets for multi-modal transportation.

- **Recommendation 3.1:** Prioritize the proposed bicycle and pedestrian facilities recommended in the City's proposed Bicycle and Pedestrian Master Plan. Conduct feasibility studies to identify any potential impacts.
- **Recommendation 3.2:** Consider pedestrian, bicycle and transit accommodations with all reconstruction projects.
- **Recommendation 3.3:** Explore minimum/maximum parking standards and/or review/adjust parking standard ratios in the City's Zoning Ordinance to encourage less reliance on single - occupancy automobiles.
- **Recommendation 3.4:** Promote the use of alternate forms of transportation for special events.

Objective 4: Maximize Existing Funding Maintain and maximize the use of existing funding for local transportation improvements without increasing the burden on taxpayers.

- **Recommendation 4.1:** Utilize the Capital Improvement Plan to plan and pay for road improvements.
- **Recommendation 4.2:** Seek street maintenance and improvement funding alternatives, such as Federal and State funding.

Objective 5: Interagency Coordination Improve coordination with other agencies.

- **Recommendation 5.1:** Coordinate with WisDOT, Milwaukee County, and other transportation agencies regarding:
 - Improvements to state and county highways in and around the City.
 - Periodic updates to the traffic signal timings.
 - Intersections with crash rates higher than 1.5 crashes per million entering vehicles.
- **Recommendation 5.2:** Designate a City staff member to be the liaison between employment centers within the City and MCTS.
- **Recommendation 5.3:** The City Planner and City Engineer are members of the SEWRPC Committee preparing a regional transportation plan. Continued participation with the SEWRPC, WisDOT, MCTS and surrounding municipal jurisdictions in ongoing visioning efforts and

implementation (example - creation of a regional transportation authority, public transit, access to jobs/connectivity).

TRANSPORTATION INVENTORY AND NEEDS ASSESSMENT

This section provides background information to describe West Allis' transportation system and an assessment of its needs.

Complete Streets

Complete Streets are designed and operated to enable safe access for all users, including pedestrians of all ages and abilities, bicyclists, motorists, and transit riders and vehicles. Furthermore, they complement the idea that streets in themselves can be place-makers and economic generators. Complete streets encourage the development of viable transportation choice, which can save time, money and frustration.

Complete streets are safer and more welcoming than single-schemed streets and can increase the value of private property in well-connected neighborhoods. These types of streets are designed within neighborhood context and balance aesthetics, safety, social interaction, public health, environmental consequences, economic concerns and traffic movement. Complete streets are also ultimately more cost-effective and sustainable, in that they avoid costly retrofits, and allow for less reliance on fuel and its fluctuating pricing.

Next to housing, transportation needs account for the second largest percentage of household expense. Complete streets in neighborhoods provide options to lessen this expense, and simultaneously promote local economic growth and healthier neighborhoods. In comparison, incomplete streets, or streets with the single-minded goal of moving automobile traffic, increase financial dependency, hinder mobility, promote sprawl and limit the customer and employee base of the local economy.



In West Allis, over 20% of land is dedicated to streets and right-of-way and an additional 5% is utilized for interstates and railroads. As publicly owned land, this area should be developed in a manner that prioritizes and maximizes the benefits to the City and its neighborhoods. In order to do so, the needs of multiple stakeholders, beyond the automobile, must be considered. Streets should not be designed to solely funnel traffic through the city; rather, streets should be dedicated to best meeting the needs of neighborhood residents and customers.

In accordance with State Statue 84.01(35), the department shall ensure bikeways and pedestrian ways are established in all new highway construction and reconstruction projects funded in whole or in part from state funds or federal funds.

Narrower streets often provide a better balance of complete street elements and result in a safer and more efficient street system. Pedestrian amenities, such as corner bump outs, make pedestrians more visible and minimize the crossing distance, which both increases pedestrian safety and lessens traffic wait time. Similarly, bike lanes and signage increase visibility and safety, for cyclists and motorists. Narrower traffic lanes calm through traffic and reduce neighborhood speeding, and the provision of inviting public transportation



facilities encourages their use, and results in less congestion and more land-efficient valuable right-of-way to the neighborhood and allow for additional private investment opportunities, greater taxable value, and greening of the streetscape to occur within the City.

In order to encourage the development of complete streets, a comprehensive, interdisciplinary approach must be achieved. Effective complete streets require compatibility between transportation planning, and local land use and economic development plans. Complete streets also require comprehensive network connectivity and must be implemented community- wide. And lastly, the goal of complete streets must not be marginalized by efforts, which compartmentalize or diminish the value of individual elements, since the cost of “completing” streets is often minimal in comparison to the project’s overall budget and produces both predictable and non-quantifiable benefits.

Functional Classification

West Allis’ commuting patterns underscore the need to maintain the hierarchy of the roadway network with adequate capacity and good pavement condition. The vehicle remains, and most likely will remain, the predominant mode of travel. West Allis classifies its roadways under five functional categories: freeways, state trunk highways, arterials, collectors, local streets. The City also has portions of two Milwaukee County parkways (Root River and Kinnikinic) that were originally intended to function as park roads, but act more like collectors/arterials. Access along the facilities is related to the type of functional classification. For example, an arterial allows for better traffic flow with fewer access points. Whereas a local street provides more access resulting in lower speeds and traffic flow.

Freeways

Freeways accommodate regional traffic and typically serve longer trips. Access to and from freeways is generally limited to arterials at controlled interchanges. West Allis is immediately south of the system interchange for I-94, I-894, I-41 and US-45. Known as the Zoo Interchange, it is Wisconsin’s busiest freeway interchange, handling 350,000 vehicles during an average weekday. The two major freeways in the vicinity of West Allis are described below:

- **I-894/I-41/US-45** runs north-south through the western section of the City. This six to eight-lane freeway carries 146,000 to 173,000 vehicles per day. I-894 has four service interchanges within the city limits at West Oklahoma Avenue, West National Avenue, West Lincoln Avenue and West Greenfield Avenue.
- **I-94** runs east-west approximately a quarter- mile north of the City’s border from the Zoo Interchange to the City’s eastern limits. West of the Zoo Interchange, two sections of I-94 are within

the City's limits including the interchange with Highway 100/108th Street. This six to eight-lane freeway carries 152,000 to 161,000 daily vehicles. I-94 provides access to the City via service interchanges at four locations including Hawley Road/60th Street, 68th/70th Street, 84th Street and Highway 100/108th Street.

State Trunk Highways

The state trunk highway system provides access between the freeway and the arterial, collector and local street system. Arterials typically have more than two travel lanes with access restrictions. A description of the state trunk highways in West Allis is included below.

- **South 108th Street** is designated as State Trunk Highway (STH) 100. South 108th Street/Highway 100 provides six travel lanes and carries 27,200 to 39,000 vehicles per day (2017).
- **West Greenfield Avenue** is designated as STH 59 from the western city limits to South 62nd Street. West Greenfield Avenue/STH 59 provides two to four travel lanes carrying 11,400 to 32,800 vehicles per day (2017).
- **South 84th Street** is designated as STH 181 north of West Greenfield Avenue. South 84th Street/STH 181 provides four travel lanes and carries 16,600 vehicles per day (2017) north of West Greenfield Avenue.

Arterials

The arterials provide the connection between the freeway and the collector and local street system. Arterials typically have more than two travel lanes and access restrictions. A description of the arterials in West Allis is included below.

- **West National Avenue** (Western city limits to South 62nd Street) provides two to four travel lanes and carries 8,000 to 23,100 vehicles per day (2017).
- **West Oklahoma Avenue** (CTH NN) provides four travel lanes and carries 13,500 to 25,700 vehicles per day (2017).
- **West Cleveland Avenue** (Western city limits to West National Avenue) provides two to four travel lanes and carries 6,800 to 14,400 vehicles per day (2017).
- **South 60th Street** provides two to four travel lanes and carries 11,400 to 14,400 vehicles per day (2017).
- **West Lincoln Avenue** provides two travel lanes west of South 117th Street and carries 4,600 to 7,300 vehicles per day (2017). West Lincoln Avenue provides four travel lanes east of South 117th Street and carries 13,600 to 17,800 vehicles per day (2017).
- **South 76th Street** provides four travel lanes south of West Beloit Road and carries 16,300 to 17,400 vehicles per day (2017). South 76th Street provides two travel lanes north of West Beloit Road and carries 10,100 to 12,500 vehicles per day (2017).
- **South 84th Street** (West Greenfield Avenue to southern city limits) provides two to four travel lanes and carries 7,700 to 14,600 vehicles per day (2017).
- **West Beloit Road** provides four travel lanes south of West Lincoln Avenue and carries 8,900 to 12,800 vehicles per day (2017). West Beloit Road provides two travel lanes north of West Lincoln Avenue and carries 6,800 to 10,700 vehicles per day (2017).
- **South 92nd Street** provides two to four travel lanes and carries 9,600 to 12,800 vehicles per day (2017).
- **West Greenfield Avenue** (South 62nd Street to eastern city limits) provides two travel lanes and carries 11,100 vehicles per day (2017).

- **South 70th Street** (Northern city limits to West National Avenue) provides two travel lanes and carries 7,500 vehicles per day (2017).
- **West Theodore Trecker Way** (South 108th Street to South 116th Street) provides two travel lanes and carries 6,300 vehicles per day (2017).
- **West Burnham Street** (West Becher Street to eastern city limits) provides two travel lanes and carries 6,800 to 6,600 vehicles per day (2017).
- **West Becher Street** (West National Avenue to West Burnham Street and to eastern city limits) provides two travel lanes and carries 4,200 to 5,900 vehicles per day (2017).
- **South Curtis Road** provides two travel lanes and carries 5,300 vehicles per day (2017).
- **South 116th Street** (West Greenfield Avenue to South Curtis Road) provides two travel lanes and carries 5,300 vehicles per day (2017).
- **South 71st Street** (West National Avenue to West Lincoln Avenue) provides two travel lanes and carries 2,800 to 3,900 vehicles per day (2014).
- **South 68th Street** (West Lincoln Avenue to southern city limits) provides two travel lanes and carries 3,000 to 5,500 vehicles per day (2005).

Collectors

Collectors provide the connection between arterials and local streets and serve both local and through traffic. They distribute trips from the arterials to the local streets and they collect traffic from the local streets and channel it onto the arterial system. Collectors have fairly direct access to residential neighborhoods, commercial and industrial areas. West Allis' collectors include:

- **West National Avenue** (South 62nd Street to eastern city limits) provides two travel lanes and carries 13,500 to 14,300 vehicles per day (2017).
- **West Cleveland Avenue** (West National Avenue to eastern city limits) provides two travel lanes and carries 1,300 to 6,900 vehicles per day (2017).
- **South 116th Street** (West Lincoln Avenue to West Greenfield Avenue) provides four travel lanes and carries 11,600 vehicles per day (2014).
- **South 102nd Street** (West Lincoln Avenue to West National Avenue) provides two travel lanes and carries 4,800 vehicles per day (2011).
- **West Schlinger Avenue** provides two travel lanes and carries 2,900 to 2,500 vehicles per day (2011).
- **South 70th Street** (West National Avenue to West Mitchell Street) provides four travel lanes carries 3,300 vehicles per day (2011).
- **West Mitchell Street** provides two travel lanes from 71st Street to 60th Street and carries 3,300 vehicles per day (2011).
- **South 117th Street** (West Lincoln Avenue to West Cleveland Avenue) provides two travel lanes and carries 3,100 vehicles per day (2011).
- **West Electric Avenue** (South 55th Street to eastern city limits) provides two travel lanes and carries 2,700 vehicles per day (2005).
- **West Morgan Avenue** provides two travel lanes and carries 810 to 3,100 vehicles per day (2005 and 2011, respectfully).
- **South Root River Parkway** (West Cleveland Avenue to Southern City Limits) provides two travel lanes and carries 1,700 vehicles per day (2011).
- **South 103rd Street** (West Schlinger Avenue to West Greenfield Avenue) provides two travel lanes and carries 1,600 vehicles per day (2011).

Local Streets

Local streets are designed to serve local traffic that is not part of a higher classified street system. In West Allis, this includes residential and commercial grid streets, curvilinear streets serving residential, commercial and industrial areas and cul-de-sac streets. Local streets operate at the lowest posted speed limits and provide the most direct access to individual parcels of land. Their use for thru traffic is usually discouraged via design and traffic controls.

PLANNED PROJECTS

Every year the City adopts an annual Capital Improvements Program (CIP) and an updated 5-year Capital Improvements Program. The planned reconstruction projects in the City's Capital Improvement Program for the Years 2021 to 2025 are listed in Figure 6-3. Update Figure 6-3

Bicycle and Pedestrian Facilities

The Bicycle Federation has prepared the City's proposed [Bicycle and Pedestrian Master Plan](#). Bicycle and pedestrian improvements, as recommended in the Proposed Bicycle and Pedestrian Master Plan, will be implemented in conjunction with the City's Capital Improvements Program. Including but not limited to: Sharrows, Green Bike Lanes & Boxes on National, Hast Connections, Curb Extensions, Crosswalks, Curb Ramps to ADA, Count Down Timers, and the Draft of a Complete Streets Policy is underway.



*Milwaukee Journal Sentinel Photo
June 2020 National Ave Bike Lane*

Bike Lanes on were installed as part of the National Avenue Project. The Oak Leaf Trail is over 100 miles of off-road paved trails, park drives and municipal streets that wind through the Milwaukee County park system, portions of the City of Milwaukee and surrounding suburbs. Two segments of the Oak Leaf Trail run through the City of West Allis. In the western portion of the City, the Oak Leaf Trail runs north-south along Root River Parkway between Greenfield Park and South 116th Street & West Morgan Avenue. Further east, the Oak Leaf Trail begins at South

84th Street & West Arthur Avenue and follows McCarty Park, Honey Creek Parkway, Kinnickinnic River Parkway east until the trail leaves the City.

In 2015, the City of West Allis received Federal grant funding from the Wisconsin Department of Transportation's Transportation Alternatives Program (TAP) to design and implement a Bike Share system in West Allis. The projected total project cost of the proposed nine-station system was \$499,200, which requires a 20% local match that was funded by a combination of private contributions and successful redevelopment projects. The City partnered with bublr bikes.org a Milwaukee based non-profit bike share program, to establish 8 stations in West Allis. The stations were dedicated in October, 2017 at a ceremony attended by community leaders, City officials, the media and Bublr staff. The City of Wauwatosa and Milwaukee are also part of the same regional bicycle share network.



Public Transit

This section includes a summary of the existing transit services within the City of West Allis.

Local Bus System

- The Milwaukee County Transit System (MCTS) provides service in West Allis and surrounding communities. In 2009, the MCTS installed bicycle racks on their buses. Each rack holds two bikes, and it is free with bus fare.
- MCTS currently has 11 routes through the City of West Allis and provides special event transit for the Wisconsin State Fair, as described below.
- **National - Greenfield: Route Blue and 56** provides split service seven days a week between South 124th Street / West Greenfield Avenue and downtown Milwaukee. Major destinations along Route 56 include Industry for the Blind, State Fair Park, MATC – West Allis Campus, Veterans Administration Medical Center, Miller Park and the Mitchell Park Domes. In West Allis, the Route 18 provides transfers to Routes 28, 44, 67 and 76.
- **108th Street (Highway 100): Route 28** provides service 7 days a week between the Whitnall Park and Ride Lot in Greenfield and the intersection of Silver Spring Drive and N. 107th Street in Milwaukee. The Milwaukee County Research Park and Mayfair Mall are located along this route. In West Allis, Route 28 provides a transfer to Route 51.
- **Fair Park - National Flyer: Route 44** is a Freeway Flyer route providing weekday morning and evening peak period service between the City of West Allis and downtown Milwaukee. Among other stops, this route serves the State Fair Park, Park and Ride Lot. Route 44 provides transfers to Routes, 28 and 53.
- **Fair Park - Whitnall UBUS: Route 44U** is a Freeway Flyer providing weekday service on school days between the City of West Allis and the University of Wisconsin-Milwaukee campus. Among other stops, this route stops at the State Fair Park, Park and Ride Lot. The stop at South 108th Street & West Oklahoma Avenue provides a transfer to Route 51.
- **Oklahoma Avenue: Route 51** provides service 7 days a week along West Oklahoma Avenue between South 123rd Street in West Allis and Lake Drive in Milwaukee. Alverno College and Aurora St. Luke's Medical Center are located along this route. Route 51 provides a transfer to Route 76 at South 76th Street and West Oklahoma Avenue
- **Lincoln Avenue: Route 53** provides service 7 days a week along Lincoln Avenue between South 112th Street in West Allis and Lincoln Memorial Drive in Milwaukee. West Allis Memorial Hospital and the Lake Express Ferry are located along this route. Route 53 provides a transfer to Route 76 at South 76th Street and West Lincoln Avenue
- **Mitchell-Burnham: Route 54** provides service 7 days a week between the United Migrant Opportunity Services (UMOS) near Chase Avenue & Lincoln Avenue in Milwaukee to West Allis Memorial Hospital. Route 54 provides a transfer to Route 64 at West 60th Street and West Burnham Street
- **South 60th Street: Route 64** provides service 7 days a week between Southridge Mall and the South 60th Street/West Greenfield Avenue intersection. Route 64 provides transfers to Routes 31??? and 76 in West Allis.
- **South 84th Street – N. 92nd Street: Route 67** provides service 7 days a week between the South 84th Street/West Howard Avenue intersection in Milwaukee and the Alexian Village in Brown Deer. State Fair Park, Milwaukee Regional Medical Center and Granville Station Shopping Center are located along this route. The Route 67 traverses West Allis and provides transfers to Routes 14 and 44U.

- **N. 68th Street - South 76th Street: Route 76** provides service 7 days a week between Southridge Mall in Greendale and the intersection of N. 96th Street & West Brown Deer Road in Brown Deer. The Route 76 stops in West Allis provide transfers to Route 51.
- **Nathan Hale East: Route 87 Delete this route??** provides weekday morning and evening service on school days between the West Oklahoma Avenue/South Wollmer Road intersection and Nathan Hale High School in West Allis. The Route 87 stops provide transfers to Routes 28, 51, and 67.
- **Wisconsin State Fair:** During the Wisconsin State Fair, MCTS provides Freeway Flyer service between specified park and ride lots and the State Fair. Freeway Flyer buses operate during fair hours with services every ½ hour. MCTS also provides shuttle service between the Watertown Plank Road Park and Ride lot and State Fair. The shuttle operates during fair hours with service every 15 minutes.

Intra-City Transit

The following services are available from Milwaukee to Madison, Chicago, and Minneapolis:

- **Amtrak** provides daily service between Milwaukee and Chicago via the Hiawatha route and between Milwaukee and Minneapolis via the Empire Builder route. Amtrak also provides service to numerous other cities throughout the country.
- **Greyhound** provides daily bus service between Milwaukee and numerous other cities throughout the country.
- **Badger Coach** provides daily bus service between Milwaukee and Madison.
- **Wisconsin Coach Lines** provides daily bus service between Milwaukee and O'Hare Airport and Midway Airport in Chicago.
- **Megabus** provides daily bus service from Milwaukee to Chicago, Madison, and Minneapolis.

Paratransit Systems

Transit Plus is an ADA accessible van service for individuals with a disabling illness or condition that prevents them from using the Milwaukee County Transit System's buses. Transit Plus is managed by Milwaukee County Transit System and provides service within Milwaukee County as well as to some limited areas of Waukesha and Ozaukee counties. Each van ride costs \$4.00 and rides are available daily from 4:30 a.m. to 1:00 a.m.

Park and Ride Lots

To promote carpooling and more efficient use of the transportation system, park, and ride lots are located throughout the state near major intersections and interchanges. Although there are no park and ride lots within the city limits, the State Fair Park and Ride Lot (Lot 40-55, Figure 6-7) is approximately a quarter mile north of the City's border. The State Fair Park, Park and Ride Lot located south of I-94 in the southwest corner of South 76th Street & West Kearney Street provides shelter, parking for 285 vehicles and multi-modal transport.

Ferry

The Lake Express high speed ferry transports passengers and cars across Lake Michigan between the Port of Milwaukee and Muskegon, Michigan. It is a convenient alternative to driving, as the ferry crosses Lake Michigan in 2 ½ hours. Ferry service is available May through October with two to three roundtrips daily. The ship has capacity to carry 250 passengers and 46 cars.

Trucking & Freight

Trucking is essential to the industrial development and businesses within the City. Truck distribution centers are found in many of the City's manufacturing areas (M-1 Zoning Districts). However, the area with the largest concentration of motor freight and distribution facilities are in an area west of Highway 100 bordered by West Lapham Street, Highway 100, West Becher Street and 116th Street.

Truck Routes

The WisDOT has designated I-94 and I-894 as long truck routes.

Rail

Union Pacific Railroad has an east-west rail line that runs through the City of West Allis. Two sets of railroad tracks make up the corridor. The railroad enters the City of West Allis at Greenfield Park, located at South 124th Street between West Lincoln Avenue and West Greenfield Avenue, and leaves the City at the intersection of South 51st Street & West Lincoln Avenue. This rail line connects the City of West Allis to the Port of Milwaukee. Railroad spurs service industries located in the Whitnall Summit Business Park.



Airports

Although no airports are in the City of West Allis, it is well served by the following regional air transportation facilities:

General Mitchell International Airport is located 8 miles southeast of West Allis and is easily accessible via IH-43 and I-94. This airport is served by major commercial and regional carriers and is the primary hub for Midwest Airlines. General Mitchell operates two jet runways and three additional runways, 3,500 feet to 5,800 feet in length.

- **Chicago's O'Hare International Airport**, one of the busiest airports in the world and a major international gateway, is located 80 miles to the southeast. It is easily accessible via I-94 and Coach bus lines.
- **Waukesha County's Crites Field Airport** is located 11 miles west of West Allis. It is a commercial airport that accommodates twin-engine propeller airplanes and corporate jets. Crites Field operates two paved runways, and the maximum runway length is 5,850 feet. The airport functions as a reliever airport for General Mitchell International Airport.
- **Lawrence J. Timmerman Airport**, another commercial airport, is located 7 miles north of West Allis. It is Milwaukee's primary general aviation field. Timmerman Field operates two paved runways with a maximum runway length of 4,100 feet and two turf runways with a maximum length of 3,250 feet.
 - **Capitol Drive Airport** is located 10 miles northwest of West Allis. It is a small commercial airport operating one paved runway with a length of 3,500 feet and two turf runways with a maximum length of 3,400 feet.

- Additionally, the **East Troy Airport** is located 25 miles to the southwest of West Allis via IH-43. It is a small recreational airport operating one paved runway with a length of 3,900 feet and one turf runway with a length of 2,440 feet.

Water Transportation

West Allis contains four drainage ways, the Kinnickinnic River, Root River, Honey Creek and Underwater Creek, which do not serve as water transportation routes.

The Port of Milwaukee is located 8 miles east of West Allis. This man-made outer harbor covers 1,200 acres and has a channel depth of 27.5 feet. The port handles over 3.5 million tons of product for the State.

Other Transportation Plans Applicable to the City of West Allis

This section discusses the state and regional transportation plans concerning the City of West Allis.

Roadway Network

The state and regional plans identify improvements to the freeway network surrounding the City.

Wisconsin Department of Transportation (WisDOT)

The WisDOT reconstructed the system interchange for I-94, I-894, I-41 & USH 45, otherwise known as the Zoo Interchange, from 2012 to 2018 from US-100 to 84th Street and north of West Greenfield Avenue. The Zoo Interchange is located immediately north of the City of West Allis. The north leg of the interchange is scheduled for construction from 2021 to 2023 therefore traffic staging may impact city streets. WisDOT has started the I-94 East West from 70th to 16th by reevaluating the signed Environmental Impact Statement (EIS) and Record of Decision (ROD) that was completed in. Design is anticipated through 2026 and construction could start as early as 2023 or 2024. Due to proposed interchange access proposals, WisDOT plans to improve 70th Street by connecting Washington to 60th Street. The schedule for final design, right of way acquisition and construction will be determined by future state budgets.

- This 3.5 mile segment (South 16 Street to South 70 Street) of the southeast freeway system is a critical interstate link to the entire state with 138,000 – 156,000 vehicles per day. It provides access to manufacturers, commuters and tourists within the Milwaukee metropolitan area. 89% of the corridor contains crash problems that are significantly greater than the statewide average

Southeastern Wisconsin Regional Plan Commission (SEWRPC)

VISION 2050 recommends a long-range vision for land use and transportation in the seven-county Southeastern Wisconsin Region. It makes recommendations to local and State government to shape and guide land use development and transportation improvement, including public transit, arterial streets and highways, freight, and bicycle and pedestrian facilities, to the year 2050. The recommended functional improvements for the arterial and street system are included in SEWRPC's "A Regional Transportation System Plan for Southeastern Wisconsin: 2050. Among many other recommendations, this plan identifies the following improvements within or near the City of West Allis.

- Regional development of a rapid transit network (bus rapid transit or light rail within the Milwaukee Metropolitan area). In West Allis, from the retail centers located around the intersection of South 108th Street and West Cleveland Avenue in West Allis to downtown Milwaukee, predominately on West National Avenue.
- Construct a new street to connect 124th Street from Watertown Plank Road to north of Greenfield Avenue.
- Widen I-894 to provide eight travel lanes.
- Widen I-94 to provide eight travel lanes.

Park and Ride Lots

SEWRPC's A Regional Transportation System Plan for Southeastern Wisconsin: 2050 proposes park and ride lots in or near the City of West Allis at the following two locations:

I-894 interchange with West National Avenue.

I-94 interchange with Highway 100/108th Street.

Public transit is proposed to service both lots.

This comprehensive plan does not specifically approve any of the State or Regional Plans, as they are only included as reference documents.

Transportation Subareas

The following transportation subareas have been identified for further evaluation.

I-94 East West (70th to 16th Impacts). The City of West Allis has investigated the impacts of the alternatives for the I-94 Reconstruction project. Continue coordination with WisDOT officials regarding this project.

South 108th Street (Highway 100)

Coordinate with WisDOT regarding an access management plan for this corridor. Encourage cross access easements for properties along this corridor. Investigate a back road system to allow for alternate routes on this heavily traveled state highway.

South 92nd Street

Improve lane continuity along South 92nd Street. Signal timings have been upgraded for the traffic signals at West Becher Street, West National Avenue and West Lincoln Avenue intersections.



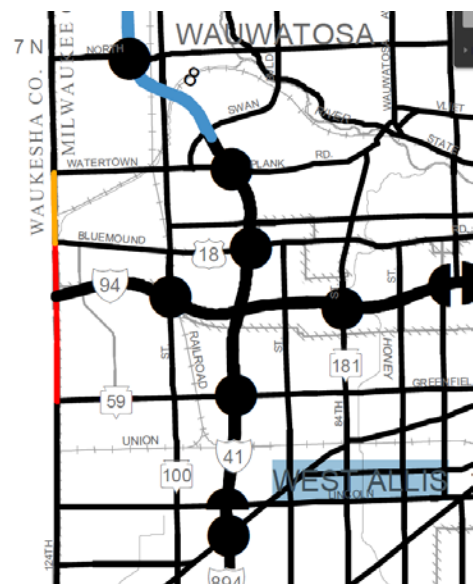
A Bus Rapid Transit Vehicle

Credit: Greater Cleveland Regional Transit Authority



A Light Rail Transit Vehicle

Credit: MetroTransit



Potential Milwaukee Mile Redevelopment

The potential of redeveloping the Milwaukee Mile area, as described in Chapter 9, could bring an additional 60,000 daily vehicular trips to the State Fair area. Traffic mitigation measures need to be explored to protect the residential integrity of South 76th Street.

West Greenfield Avenue Downtown (South 70th Street to South 76th Street)

Investigate the need to reduce traffic signals and conversion of one-way streets.

Summary

In summary, the City has a well-established roadway network system. Maintenance of the City's transportation system is necessary to preserve property values. The City should plan for complete streets to accommodate all users by pursuing the bicycle and pedestrian facilities identified in the proposed Bicycle and Pedestrian Master Plan, continue coordination with MCTS to expand services and plan for the future transit initiatives. It is recommended to plan for transportation improvements to accommodate the future redevelopments in the City of West Allis.



Chapter 7: Parks, Open Space, Natural and Cultural Resources

PARKS AND OPEN SPACE

West Allis citizens are fortunate to have inherited a park and open space system built by the vision and efforts of previous generations. Today, the City continues a mission of enhancing the legacy of diverse local, County and State parklands; providing green space, safe environments, and recreational facilities; and meeting the changing needs of present and future generations.

The City of West Allis' parks and open spaces contribute to the City's overall quality of life and create a sense of place and identity for the City (Figure 7-1). The City should work to restore those ecosystems that have been degraded over time, such as to "daylight" and "naturalize" the Honey Creek, protect and enhance those that are yet to be significantly disturbed, and promote the value of natural features and open spaces by maintaining a diverse, flexible, and inter-connected park system. (*"Daylight" means to restore/unbury a previously diverted natural water feature and "naturalize" means to remove concrete embankments and revamping the banks along major portions of a water feature. Both measures would be designed to improve water quality, restore and stabilize eroding banks, to provide suitable habitat for birds, fish and other wildlife and to promote economic development*).

[The West Allis Comprehensive Park and Outdoor Recreation Plan](#) sets forth the City's vision for the future growth of its outdoor recreation system and is intended as a guide for the implementation of park improvements through the year 2020.

The existing West Allis park system is comprised of 15 city owned parks as well as numerous County, State and School owned recreation facilities. Most city-owned parks serve as neighborhood scale parks, serving the community with traditional recreational facilities such as ballfields, playgrounds, tennis courts and shelters. The County and District owned sites are typically much larger in size and can offer important recreational facilities such as large-scale athletic complexes, aquatic facilities, nature-based recreation (ponds, forests, rivers), and other special use elements that smaller municipal parks may not.

This plan was developed between May 2015 and December 2015. The planning process included visits by planning staff to all West Allis recreation facilities, meetings with representatives from various city departments, and an online survey of public opinion concerning park improvements.

In summer of 2015, a survey was conducted and a total of 183 individuals responded to the survey, 93.4% of whom were West Allis residents.

General findings of the survey are summarized below:

- When asked about the overall condition of each type of city park facility, the most frequently rated condition was "good". Items like baseball fields, multi-use fields and playgrounds were the most common facilities rated "good" by respondents. Facilities that the most people believe "need improvement" include park restrooms, park concession facilities, natural gardens, and basketball courts.

- Survey participants were asked what new facilities/amenities they would like to see in West Allis. The most frequently mentioned new facility was “dog park”, followed by “beer gardens” and “playgrounds”.
- When asked whether recreational programs and activities offered by the city meet the needs of families, the majority of respondents (57.5%) felt “some of their needs” were being met. 26.4% responded that “all of their needs” were being met while only 6.9% felt that their “needs were not being met”.
- Support components are accessory structures and facilities necessary for park use. These include public restrooms, parking lots, handicap accessibility, shelters and safe routes to facilities. When asked if any of these facilities needed improvement in West Allis, “public restrooms” and “safe routes to walk/bike to facility” received the highest percentage of affirmative responses with 66.1% and 45.8% respectively.
- Survey participants were asked to rank three types of general park improvements in order from most to least important. The results were as follows: 39.8% thought that “Improvements Added to Existing Facilities” was the most important improvement, 32.7% felt that “Maintenance of Existing Facilities” was the most important improvement, while 27.6% felt that “Development of New Facilities” was the most important.

ACCOMPLISHMENTS

- Liberty Heights Park 2016
- Roosevelt Park in 2017
- Updates to Reservoir Park in 2018
- Updates to Klentz Park in 2018
- Updates to Rogers Park in 2018
- West Allis Dog Park opened in 2019.
- Updates to Veterans Memorial Park in 2017 and 2020
- Established a Park Commission in 2020
- Updates to the Skate Park in 2020



The City began a \$2.9 Million Neighborhood Park Revitalization Initiative in 2016, which was based on a recently completed Comprehensive Park and Outdoor Recreation Plan. Specific parks that were improved in 2016 include: Reservoir Park, Liberty Heights Park, and Veteran’s Park. Updates included: improved facilities, a substantial amount of new playground equipment, rubber surfacing, new basketball hoops, new tennis courts, pickle ball courts, a skateboard area, and other general improvements. In addition, Klentz Park was substantially improved in 2018, including: a paved path within the park, the first of its kind in the City; extensive improvements on the two baseball diamonds in the park; park shelter and restroom improvements; the addition of recreational games on site; and the addition of other typical park amenities including benches, swings, bike racks, and a water fountain. Also in 2018, Roosevelt Park was renovated and equipped with new playground equipment and substantial landscaping. In 2019, the City completed construction of a community dog park through a collaborative process that helped raise private donations to assist the City in funding this long-desired amenity in the community.

NATURAL RESOURCES

Natural resources present in West Allis represent important visual, recreational and ecological assets. The most significant resources, in terms of size and quality, include the Root River, Honey Creek and Hale Creek areas. Other resources include State, County and City Parks, Parkways and related woodlands, wetlands and wildlife habitats. These areas total approximately 800 acres. While natural resources present challenges for management and protection, long-term investment in the maintenance and enhancement of natural resources will directly benefit those who live in, work in or visit the City.

Goal: Preserve, protect and enhance existing natural resources and environmentally sensitive areas that contribute to the positive and distinctive character of the City.

Objective 1: Improve water quality. Improve the quality of water in the Root River, Underwood, Honey Creek and Kinnickinnic drainage areas and associated tributaries.

- **Recommendation 1.1:** Continue to utilize general surface water “best management practices” and conservation design techniques and coordinate with stormwater management objectives and policies outlined in the Utilities and Community Facilities element of this comprehensive plan.
- **Recommendation 1.2:** Continue to implement stormwater, sediment and site erosion control practices for all new development and redevelopment to ensure compliance with City regulations. In addition, construction site inspection methods shall be enforced to ensure that the erosion control is properly installed and maintained.

Objective 2: Groundwater protection. Protect groundwater from surface contamination.

- **Recommendation 2.1:** As part of the site and landscaping design guidelines, maximize the efficiency of impervious/ paved surfaces by encouraging groundwater recharge using infiltration practices in conjunction with surface water management for all new and redeveloping properties. Facilities such as bioswales, rain gardens or other stormwater management systems of appropriate scale should be considered in site design.
- **Recommendation 2.2:** Promote density through high quality, compact and mixed-use development design for new or redeveloping areas.
- **Recommendation 2.3:** Explore the redevelopment opportunity of Conceptual Area 27 (South 116 and Morgan Municipal Yard Site) for a conservation subdivision. This type of development, sometimes called cluster development, is intended to preserve green space in the City by using less land for individual lots and maintaining the natural features of the land as much as possible.

Objective 3: Improve natural habitats in open spaces. Maintain and support the system of public parks and open spaces that improve the value of wildlife habitat and natural vegetation communities.

- **Recommendation 3.1:** In conjunction with MMSD and impacted private property owners, explore potential opportunities to “daylight” and “naturalize” the Honey Creek corridor. Consider the connectivity and quantity of natural systems in the City.

("Daylight" means to restore/unbury a previously diverted natural creek. "Naturalize" means removing concrete embankments and revamping the banks along major portions of a creek. Both measures would be designed to improve water quality, restore and stabilize eroding banks, to provide suitable habitat for birds, fish and other wildlife and promote economic development).

Objective 4: Protect and enhance natural resources. Protect and enhance the quality of streams, woodlands and wetland resources.

- **Recommendation 4.1:** For new development and redevelopment, require wetland buffers with widths ranging from a minimum of 10 feet to 50 feet for wetlands. The buffers shall be maintained in a natural condition (not mowed) and, if planted, shall incorporate native vegetation.
- **Recommendation 4.2:** Consider the possibility of developing a natural resource management and maintenance plan for City-owned parks and open space to include activities such as monitoring for the presence of invasive plant species and other non-native flora. The plan should be developed in coordination with the City Forester to ensure appropriate management and maintenance techniques are understood and used.

Objective 5: Promote environmentally responsible industry. Encourage existing local industry to develop sustainable practices and environmental performance measures to reduce expenditures, gain competitive advantage and measurable reductions in environmental pollution.

- **Recommendation 5.1:** Compile interesting examples/case studies of sustainable manufacturing practices and eco-innovation and work with local industry to establish best practice measures.
- **Recommendation 5.2:** Develop an online resource for the above referenced best practices for knowledge sharing and networking.

Objective 6: Coordinate preservation and restoration efforts. Coordinate preservation and restoration of natural resources with appropriate local, state and federal agencies.

- **Recommendation 6.1:** Continue to meet with representatives from the WDNR, Milwaukee and Waukesha County, MMSD, adjacent municipalities, and others that share a mutual interest in the natural resource base within the City. In collaboration with other agencies, the City shall continue to share information about natural resources, coordinate and prioritize management efforts, and determine responsibilities and capabilities for implementation of management and implementation plans affiliated with the City's natural resource base.

Objective 7: Increase sustainability awareness and education. Increase awareness and education of issues related to sustainability best practices for West Allis and the larger metropolitan region.

- **Recommendation 7.1:** Establish a Citizen Advisory Committee (a Green Team) on sustainability to incorporate citizens into the policy making process.
- **Recommendation 7.2:** Adopt language into the Municipal Code stating that sustainability will be a guiding principle.

- **Recommendation 7.3:** Advertise sustainability initiatives on the City website to highlight information and educate the public.
- **Recommendation 7.4:** Develop a demonstration project on City property with the intent of pursuing available grant opportunities (MMSD, WeEnergies, Focus on Energy). Examples of demonstration projects include a solar voltaic power project at the Farmers Market, reconstructing a Downtown parking lot with porous pavement, or wind turbines along portions of Interstate.
- **Recommendation 7.5:** Continue sending local staff, elected officials and Plan Commissioners to various training opportunities.

Ground Water

Why do I need to be concerned about ground water in planning for my community? Since groundwater gets into the ground at the land surface, it makes sense that what happens on the land surface can have impact on groundwater. In Wisconsin, 70% of the population and 97% of communities rely on groundwater as their drinking water source. Wisconsin has abundant quantities of high-quality groundwater, but once groundwater is contaminated, it is expensive and often not technically possible to clean. Because of these factors, we need to be careful to protect our groundwater from contamination. Our activities on the land can contaminate groundwater - most contaminants originate on the land surface and filter down to the groundwater. In some cases, however, groundwater can become contaminated from natural causes such as radioactivity due to the presence of radium in certain types of rocks.

"Susceptibility of Groundwater to Pollutants" is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the "water table". Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state. Detailed information regarding groundwater can be found at the DNR's website: <http://dnr.wi.gov/>.

Surface Water

In West Allis, the ultimate source of our drinking water is Lake Michigan, a surface water source. As water flows through rivers and lakes and over surfaces, naturally occurring substances may be dissolved in the water. Water may also be affected by animals and/ or human activities. Any substances that are added to water are contaminants. Surface water sources may be highly susceptible to contaminants. Contaminants that might be expected in untreated water include inorganic contaminants such as salts and metals; biological contaminants such as viruses, protozoa and bacteria; organic chemicals from industrial or petroleum use; pesticides and herbicides, and radioactive materials. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate the water poses a health risk. The West Allis Municipal Water Utility is totally committed to protecting the health of the public served by our system. The Utility routinely tests the water for coliform bacteria seventy times a month.

Wetlands & Floodplains

Wetlands are areas in which the water table is at, near, or above the land surface, and which are characterized by hydric soils and by the growth of wetland vegetation. Within the City of West Allis, wetlands are limited to the Underwood Creek drainage, Root River and Hale Creek areas.

Protection of wetlands is endorsed through federal, state and local regulations because of their values for wildlife, flood control, water filtering capacity, vegetative diversity and aesthetics.

Floodplain areas in the City are designated by the Federal Emergency Management Agency (FEMA). In cooperation with FEMA, the State of Wisconsin and the City of West Allis actively enforce regulations limiting development within the designated floodplain area. Such areas are those potentially subject to the 100-year flood event (e.g., a storm that has a 1 percent chance of happening in any given year) adjacent to navigable waters. Properties outside of identified floodplain areas are not necessarily immune from flooding, as was evidenced in the significant flooding events that occurred in the City during 2008 and 2009.

The floodplain boundaries are delineated on Figure 7-2. Development is strongly discouraged and generally prohibited in floodplains, to avoid both on-site and property damage both up and downstream.

The City updated its floodplain zoning regulations in 2006 to meet current State and Federal requirements.

Environmental Corridors

Natural resource features in the City of West Allis include corridors and acreage in which wetlands, woodlands, wildlife habitat and other features of environmental merit are concentrated.

Within West Allis, two “secondary” environmental corridors that possess natural resource merit have been identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

As defined by SEWRPC:

- **Primary environmental corridors** contain concentrations of our most significant natural resources. They are at least 400 acres in size, at least two miles long, and at least 200 feet wide.
- **Secondary environmental corridors** contain significant but smaller concentrations of natural resources. They are at least 100 acres in size and at least one mile long, unless serving to link primary corridors.
- **Isolated natural resource areas** contain significant remaining resources apart from environmental corridors. They are at least five acres in size and at least 200 feet wide.

The Root River area along the western periphery of the City is designated as a “secondary environmental corridor” due to its connectivity to natural resources that originate in the City and extend south to Racine before emptying into Lake Michigan.

The Underwood Creek drainage that bisects the City of Brookfield, City of Wauwatosa and West Allis is also classified as a “secondary environmental corridor.”

Development is generally prohibited in environmental corridors, due to ordinances and statutes that regulate development in wetland and floodplain areas. Environmental corridors for West Allis.

Soils and Brownfield Redevelopment

Soil is an integral part of the natural protection of groundwater from surface-applied contaminants. Attenuation is a series of complex processes, all of which are not clearly understood. During attenuation, the soil holds essential plant nutrients for uptake by agronomic crops, immobilizes metals that might be contained in municipal sewage sludge, or removes bacteria contained in animal or human wastes. However, the natural contaminant attenuation capacity of the soil, like that of any other natural resource, is

limited; sometimes soils that retain contaminants become contaminated. Cleaning contaminated soil can be as difficult as cleaning contaminated groundwater.

Soil properties exert a strong influence on the way land is developed and used. Since the City of West Allis is essentially fully built, the need for evaluation of soil types is limited to redeveloping properties.

Soils that represent an obstacle to physical development are those typically associated with hydric properties. These soils are characterized by poor drainage and a shallow depth to the water table. As such, the properties of these soils are somewhat unstable, and include high compressibility, low bearing capacity, seasonal highwater tables and occasional flooding. The Revised Municipal Code requires that all proposals for development or redevelopment include a map that describes soils by hydrologic group as a component of the Stormwater Management Plan.

While every community's land use priorities are unique to its citizens and resources, nearly every community has one or more parcels of industrial or commercial property that are abandoned or underutilized because of concerns about environmental contamination. These properties are known as "brownfields." Cleanup and redevelopment of brownfield properties plays an important role in land use planning by making productive use of previously developed land, while minimizing relocation and sprawl into green spaces and undeveloped areas, such as productive farmland.

West Allis was formed around its industry, but our heritage has not come without a cost. Manufacturing byproducts such as sludge, coal ash, foundry sand, foundry slag, petroleum products, metals and other solid waste have been deposited in our soil. Fortunately, City leaders have been proactive in encouraging urban redevelopment. Since 1992, the City of West Allis has created 11 Tax incremental (TIF) Districts throughout the City to eliminate blight, clean up brownfield sites and stimulate industrial and residential growth. The TIF's in West Allis are geographically varied and contain all types of property, including residential, commercial and industrial.

The value of TIF districts in West Allis is already producing real and noticeable benefits. The City contains three closed districts, which have provided over \$50 million in increased value to the City. To further put this into perspective, these three districts generate \$1,175,928 annually in additional tax revenue, of which \$430,037 goes directly to the City. Likewise, the West Allis-West Milwaukee School District receives nearly \$370,000 and Milwaukee County receives \$206,000 in higher annual tax revenue from TIF. For an overview of all TIF districts refer to the summary paper titled, "A Status Report on TIF in West Allis," which is available at City Hall.

Trees

Trees are important components of a community's green infrastructure. A healthy population of trees offers substantial environmental benefits, including cleaner air and water, cooler temperatures, quieter streets and wildlife habitat. In addition, there is evidence linking trees to healthier patterns of individual and neighborhood functioning. The presence of trees can be a decisive factor in the extent to which residents use and take ownership of residential spaces. Views of vegetation have been shown to reduce stress, improve healing, and reduce driving frustrations and aggression. Business districts with trees are considered more desirable and are thought to have more desirable goods and services.

West Allis became a Tree City U.S.A. in 1976 and continues to maintain the management criteria. In 1998 the City purchased tree inventory software and re-inventoried the City in part through a Department of Natural Resources urban forestry grant. This enabled the City to generate current reports on the urban forest, thereby improving the efficiency of the management of pruning removal and planting operations. In 2008 the City's Forestry Department improved its level of service with technological improvements made possible through a DNR urban forestry grant that was used to purchase Geographic Information Systems (GIS) software. The City can now graphically display tree location, species, size and management activities. These documents build upon the City's history of decisions and actions to create and maintain urban forest resources.



The master street tree planting plan is being revised to improve the future tree diversification of the urban forest. This diversification will reduce the impact of exotic pests such as the Emerald Ash Borer.

Trees are more than just an amenity. Trees play multiple, fundamental roles in the continued health of urban communities and should be regarded in the same light as other urban infrastructure elements. Trees are the only element in a city's infrastructure that appreciates. Within the City of West Allis, it is estimated that the total value of trees is over \$20,000,000 (an average value of about \$1,000 per tree).

Rare Species Occurrences

According to the DNR, there are occurrences of both aquatic and terrestrial rare species in the City.

The Natural Heritage Inventory (NHI) maps and data are a useful tool for the public to use in identifying areas with known occurrences of rare species (endangered, threatened and special concern) and other sensitive resources (high-quality natural communities and significant natural features) to the section level.

Detailed information regarding the types of endangered animals, plants, and natural communities can be found at the DNR's website: <http://dnr.wi.gov/>.

Metallic and Non-metallic Mineral Resources

The Wisconsin Department of Natural Resources (DNR) is the agency that has the primary responsibility for regulating environmental aspects of metallic mining activities in the state. Within DNR, the Waste Management Program has a lead role in regulating metallic mining activities, including metallic mineral exploration (drilling), prospecting (bulk sampling), mining and mining waste disposal. The Waste Management Program also regulates oil and gas exploration and has oversight over locally administered nonmetallic mining reclamation programs.

There are no identified mineral resources, current extraction operations, or historic excavation sites that warrant land reclamation.

Landforms/Topography

The topography in the Milwaukee County region was shaped over 10,000 years ago by Wisconsin's most recent period of glacial activity. The landscape is generally characterized by gently rolling moraines and drumlins that were formed by material deposited along the edges of the ice sheet during the glacier's retreat. However, the topography within the City of West Allis's municipal limits is generally uniform, with small areas of 12 percent to 20 percent slopes located in the western portion of the City. The highest point of

West Allis is located on South 93rd Street and West Manitoba Street, and the city's lowest point is along the Kinnickinnic River Parkway near South 54th Street and West Rita Drive.

Agricultural Resources

No land in the City is zoned for agricultural use. Because West Allis is a first ring suburb of the City of Milwaukee, conversion of agricultural land to other uses occurred long ago. Furthermore, land in the City is far more valuable for development than continued farming activities.

Local Food Production

Despite the City being built out in an urban form, a small local food production project has been implemented through the West Allis-West Milwaukee School District and is worth mention.

Starting in 2008, the James E. Dottie Alternative High School annually erects a temporary greenhouse on campus located at the intersection of South 86 Street and West National Ave to complement its community garden along West National Avenue

This School District effort combines growing local and national trends in urban agriculture and community sustainability, with the education of "at-risk" and/or disenfranchised youth. This program aims to reestablish these students into contributors to the community by reinforcing positive activities and interactions. Students enrolled in the "Whole Foods for All" initiative learn the biological aspects of agriculture, by following the entire plant life cycle through, harvesting, distribution, meal preparation and food processing. Potential connections also exist for involvement with the local neighborhood, food pantry and the West Allis Farmers Market. The High School has annually erected a temporary green house on its campus.

CULTURAL RESOURCES PLANNING

Community Design

Preservation of historic and culturally defining resources provides an important sense of social and cultural continuity between the past, present and future. Historic and cultural preservation can also provide economic benefits to communities through appreciation and stabilization in property values and long-term residency.

In 2006, the City of West Allis and its Historical Commission applied for, and received, a historic preservation grant-in-aid from the National Park Service and administered by the Wisconsin Historical Society. Heritage Research, Ltd. was selected to conduct a Historical and Architectural Resources Survey. A previous survey from 1981 was re-evaluated in conjunction with additional survey work for a total of 1,019 property evaluations. A copy of the survey may be obtained by contacting the Department of Development or by visiting the City's web site.

The following Goal, Objectives and Findings have been employed in the continued success and cultural development within the City:

Goal: To develop a local preservation plan and to increase public and private sector awareness of the community's historical and architectural heritage.

Objective 1: Identify historic resources. Identify buildings, structures, sites and historic districts that meet the criteria for listing on the National Register of Historic Places (Figure 7-4).

- **Recommendation 1.1:** Update the historical survey every 10 years to identify new historically significant locations within the City.

Objective 2: Increase awareness of historic resources. Increase public and private sector awareness of the community's historical and architectural heritage.

- **Recommendation 2.1:** Implement the findings of the historic resources survey, as described below.
 - ❖ **Finding 1:** Identified seven (7) historic districts considered eligible for the National Register:
 - Ahrens Arms #2 Apartments
 - Conrad Apartments Historic District
 - Honey Acres Ranch Historic District
 - Juneau Highlands Residential Historic District
 - Kopperud Park Residential Historic District
 - Mitchell Manor Residential Historic District
 - West Monona Place Residential Historic District
 - ❖ **Finding 2:** Identified 60 individual properties considered eligible for the National Register:
 - 41 properties are thought to be eligible.
 - 6 are thought to be ineligible based on alterations.
 - 13 are not yet fifty years of age.

Implementation Status: As of January 2020, the City had sponsored and paid for the preservation of individual properties for designation on the State and National Register of Historic Places:

In September 2008, **Juneau Highlands** was selected for designation as West Allis' first historic district.



Alexander H. McMicken residence at 1508 South 80th Street. Built circa 1910, this house is considered the best example of the Craftsman style in the entire City.



Kegel's Inn Restaurant at 5901 West National Avenue In 1925, John T. Kegel and his wife Anna established Kegel's Place in the east half of the subject building. Like many other area "soft drink parlors" during Prohibition, the Kegel family brewed bootleg beer and other liquor was also "smuggled" in. In 1933, the Kegels took over the previously rented, west half of the building and began renovations.

The result of the significant remodeling project produced the current Old English-style, Tudor Revival edifice, sheathed with Lannon stone, was designed by Milwaukee architect Mark Pfaller, as "the largest tavern built since the return of beer."



Church and Chapel at 7622-26 West Greenfield Avenue This two-story Period Tudor Revival-style funeral home/residence is faced with limestone; the primary facade of which faces West Greenfield Avenue. This funeral home and residence were built in 1936 by Frank Koelsch and was originally known as the Frank Koelsch Funeral Home. The approximate cost of the structure was \$20,000 and was designed by Raymond West Dwyer. In 1978, the Koelsch family concern merged with Larsen Bros. Funeral Homes, making it the eighth location of the Larsens. It currently serves as Church & Chapel Funeral Home.



Garfield School - Historical Society Building at 8405 West National Avenue The West Allis Historical Society maintains the West Allis Historical Museum, originally Greenfield Township's Fifth District School. This building is an example of Richardson Romanesque architecture and was built in 1887 of Cream City brick. Today, the Museum features two stories of recreations of historical West Allis businesses and homesteads, and showcases exhibits and memorabilia from West Allis' residential, agricultural, and industrial past. The meticulously maintained collection of artifacts includes vintage fashions, toys, quilts and crafts, furniture and home goods, as well as factory machinery, farm equipment, and tools. Outside the museum, explore the Memorial Garden, an outdoor tour of architectural relics salvaged from West Allis' past.

Seneca Station at 1647 South 76 Street

U.S. Post Office at 7440 West Greenfield Avenue

Goal: Continue to develop existing and explore new opportunities for the community to develop a positive and memorable sense of place and time.

Objective 1: Encourage an interconnected community lifestyle. Nurture a healthy lifestyle by creating a living environment that provides for human needs and values, ranging from interpersonal social connections to human connections with the City's history and natural environment.

- **Recommendation 1.1:** Continue to support and enhance the WAPD block watch and Neighborhood Partnership initiatives.
- **Recommendation 1.2:** Update the Citywide Site, Landscaping and Architectural Design Guidelines and consider developing a set of design guidelines for various neighborhood districts of significance to preserve character.
- **Recommendation 1.3:** Historical Commission to promote and implement additional historic walking tours and a parade of historic homes/neighborhood event.
- **Recommendation 1.4:** Promote the City and continue to utilize parks, open spaces, civic plazas and buildings for public events and happenings to engage all citizens.
- **Recommendation 1.5:** As part of the approval process incorporate social spaces, public art and interpretive areas into development plans.

HISTORY OF WEST ALLIS

The West Allis story began almost contemporaneously with the arrival (from the East) of pioneers' intent on establishing homes in the Middle West. Wisconsin was still a territory, and the settlements were few

and far between. Milwaukee was only a hamlet, and its surroundings were great forests in nature's original beauty, inhabited by abundant game, disturbed only by the occasional visit of Native American tribes.

In 1827, Francois Drake Weld settled on a claim west of the present city. Then in 1835, three courageous men, Ebenezer Cornwall, Ruben Strong and Peter Marlett left New York State and ventured as far as Ohio. They were so pleased with the progress they had made and found the virgin country so alluring that they continued westward until they came to Chicago. Here they heard about a new town, "Milwaukie," which was being laid out, so they continued northward. When they arrived, the beauty of the rural district west of "Milwaukie" caused them to feel they had found a paradise! The district was a densely wooded area containing many freshwater springs. Through this wooded area ran a rapidly flowing creek known as Honey Creek from which this settlement later took its name. They stayed long enough to decide their locations, place their landmarks and then returned to New York to get their families.

The first task of the early settlers who arrived from New York was to clear their lands of the many fine stands of walnut, oak and maple. The fertile soil, just freed from the forests, was lavishly fruitful, so the pioneer of Honey Creek soon learned to lay out his acres in truck farms. The produce raised found a ready market in the growing Milwaukee area.

The pioneer arriving at Honey Creek found certain well-traveled Native American trails. These were soon to become muddy wagon roads. The Mukwonago Plank Road ran directly through the early settlement and crossed several other minor trails at what is now known as South 61st Street and West National Avenue. This section, where the various trails crossed east of Honey Creek, was known as "Old Five Points." Anthony Douville came to Honey Creek and established a lumber business; soon after, Spencer Case built the first sawmill.

Honey Creek became a settlement of a few houses, a blacksmith shop, sawmill, post office and a log chapel used by both Baptists and Episcopalians. There was also a log school, and a stage delivered mail.

In 1860, a square brick school was erected. Only seven pupils attended the first school session. On this spot at South 84th and West National Avenue now stands the Garfield Building, which houses the West Allis Historical Society.

The Chicago-Northwestern Railroad built the Madison division through this section in 1880 and called the station North Greenfield, after the township name of Greenfield. In 1887, sections of the village of Honey Creek were platted, and the vicinity became known as North Greenfield.

As early as 1853, the Wisconsin State Agricultural Society was organized for the purpose of holding an annual State Fair.

This fair was held in different cities of the state, such as Janesville, Madison or Milwaukee. In 1891, the Society purchased the large dairy farm of a Mr. Stevens, complete with a mansion, several smaller homes, many outbuildings, and bounded on one side by the railroad. Thus, the State Fair settled permanently in North Greenfield. However, two years later, the entire estate burned to the ground, and new Fair buildings had to be erected.

Now it was necessary to provide transportation for the people of Milwaukee to the State Fairgrounds, so in 1894, the Milwaukee Streetcar Company extended its lines all the way to the Fair grounds. With the establishment of these transportation facilities, the growth of North Greenfield was very rapid and its future assured. Therefore, it can be said that the location of the State Fair grounds and the securing of the

streetcar lines constituted the real foundation for its growth and development. This attracted the attention of the manufacturers who wrought the industrial changes.

The largest of these machinery producing companies, the Edward P. Allis Company, could not enlarge its plant on Clinton Street in Milwaukee, so decided to move to North Greenfield. This location afforded an outlet for both the Northwestern and Milwaukee railroads and streetcar lines which would bring an ample labor supply from Milwaukee. When the Allis Company moved on November 26, 1900, it employed 3000 persons and manufactured \$6,000,000 worth of machinery per year. The Rosenthal Corn Huskers, the Kearney and Trecker Company, the Fred Prescott Company, and the Kempsmith Company followed soon after the establishment of the Allis Company.



In 1902, the residents of North Greenfield voted to organize their village and call it West Allis. Fred Henderson was the first village president. In 1906, West Allis was chartered as a city with 2,400 acres of land and a population of 2,306. In 1905, a permanent water system was established for the city. In 1906, the Woman's Club set up the first Public Library. A city-wide garbage collection was initiated in 1907. Classes for the teaching of English were set up in 1910. In 1912, there were 55 lineal

miles of streets and 23 miles of water mains and sanitary sewers. In 1921, municipal streetlights were installed; the first building code was adopted in 1923; and branch libraries were opened in 1924. In 1925, the first comprehensive zoning ordinance was passed. A full-time Health Department was provided for in an ordinance passed in 1925, and in 1926, the Office of Assessor was made a full-time job. 1927 saw the introduction of fire prevention, 1929 water storage tanks, 1939 adoption of the Civil Service System, 1945 the Health Center, and in 1947, radios for squad cars. 1949 saw the appointment of a full-time dental hygienist, installation of parking meters, and the Housing Project for Veterans which was later converted into Senior Citizen Housing.

In 1954, a large annexation took place, doubling the total area of the City. This led to the development of much of the western portion of West Allis as we know it today. Among the improvements were a new West Allis Memorial Hospital completed in 1963 and Nathan Hale High School which opened in 1965.

In summary, the impetus for the City of West Allis was the industrial complex created within the City after the transition from the 19th century into the 20th century.

POPULATION GROWTH OF WEST ALLIS

Although there had been a Honey Creek, and later the North Greenfield settlement, the real growth did not occur until the industrial boom around 1900, precipitated by the industrial movement of the Edward P. Allis Co. from Milwaukee. This event also established the character of the City, marking it as an industrial city composed primarily of wage-earners who work in the factories of West Allis, West Milwaukee and Milwaukee. Although industrial forces have shaped the nature of the community, it is questionable whether these forces would have been given a chance to work had it not been for the location of the State Fair Park site and the consequent transportation improvements the accompanied its location.

SITES OF INTEREST IN WEST ALLIS

Honey Creek Park and the West Allis Log Schoolhouse

The West Allis Log Schoolhouse is a recreation of the first log schoolhouse built in 1843 near South 84th Street and National Avenue. It is located on the grounds of West Allis Historical Society, at 8405 West National Avenue. For more information and hours of operation, visit the City's Web site.



Mitchell Manor

The Mitchell Manor is the ancestral home to the late senator John L. Mitchell and childhood home to his son, the well-known General Billy Mitchell, who is regarded as the "Father of the U.S. Air Force." The Mitchell home is in the Meadowmere Neighborhood at 5301 West Lincoln Avenue.



Greenfield County Park

Greenfield County Park is located at 2028 South 124th Street. Park amenities include a public golf course and newly renovated aquatic center. Approximately 295 acres, Greenfield Park boasts the Cool Waters family aquatic park – a beach-entry heated pool with giant waterslides and interactive water toys – a golf course with majestic tree-lined fairways, a high-quality wooded natural area adjacent to three small ponds, and a large lagoon. The pond near the east entrance often harbors Canada Goose, Mallard Duck, Wood Duck, and Catbird. The ponds along the Oak Leaf Bike Trail are shrub-lined and are frequented by Catbird, Goldfinch, Northern Cardinal, and Mallard Duck as well as dragonflies.

McCarty County Park



McCarty County Park is located at 8214 West Cleveland Avenue. Park amenities include public swimming and recreational activities. The park includes a swimming and wading pool, pavilion and a small pond for fishing and ice skating. The parks baseball diamonds are frequently utilized for adult softball and baseball league play.

West Allis Farmers Market

If you cannot pick it yourself, the West Allis Farmers Market is your best bet. More consumers are trying to buy food locally and support local farmers. The West Allis Farmers Market has been a local icon since the 1920's. In 2008, the market underwent a complete architectural restoration to carry its legacy for generations to come.



A wide range of produce arrives at the market throughout the year. The early season brings bedding plants, radishes, asparagus, and rhubarb. Strawberries and raspberries arrive in June as well as zucchini, squash, peas, snap beans. Corn arrives about a week after July 4 along with many other squashes and herb plants. The late season brings fresh apples and cider. Chickens and fresh eggs are always available. For more information and local events held at the market please visit the City's web site at <http://www.ci.west-allis.wi.us>.

Wisconsin State Fair Park



Photo by Journal Sentinel

The fairgrounds have been the location of the Wisconsin State Fair since 1892. It also hosts other venues such as the Milwaukee Mile, the oldest continuously operating motor speedway in the world, and the Pettit National Ice Center, a U.S. Olympic training facility which is owned by the State of Wisconsin.

Yearly features at the fair include a wide variety of vendors, many local and national bands, midway, a large assortment of food and drink, including cream puffs, which are one of the fair's main draws.

The Grandstand Main Stage features a different headline performance every evening of the fair. Many local bands can also be seen on smaller stages and pavilions located throughout the grounds. Agricultural exhibits of horses, cattle, sheep, chickens, and other animals are featured every year at the fair.

Wisconsin Exposition Center

The Wisconsin Exposition Center is an exhibit hall and exposition facility located on the grounds of the Wisconsin State Fair. It is owned and operated by State Fair Park Exposition Center Inc., a Wisconsin non-stock corporation organized and existing under Chapter 181 of the Wisconsin Statutes.

Built in 2002 to replace the previous exhibit halls at State Fair Park, the Wisconsin Exposition Center is the state's largest exhibit hall with over 200,000 square feet of space. Four large meeting rooms total about 3,000 square feet of exhibit space. The venue primarily hosts consumer shows, tradeshow, food functions and other public events.

The Expo Center also hosts exhibits and entertainment during the 11-day State Fair as well as several annual events, including The Wonderful World of Weddings, the Milwaukee Boat Show, RV and Camping Show, the Milwaukee Journal Sentinel Sports Show, The Journal Sentinel Golf Show, the NARI Home Improvement Show, the Wisconsin Realtors Home and Garden Show, Trainfest, and Holiday Folk Fair.

In 2007, the Expo Center received a Travel Green Wisconsin certification, which is a recognition of tourism-related businesses that reduce their environmental impact through operations and other improvements.

Sites of Interest in West Allis

Honey Creek Park and the West Allis Log Schoolhouse

The West Allis Log Schoolhouse is a recreation of the first log schoolhouse built in 1843 near South 84th Street and National Avenue.

It is located on the grounds of West Allis Historical Society, at 8405 West National Avenue. For more information and hours of operation, visit the City's Web site.



Mitchell Manor



The Mitchell Manor is the ancestral home to the late senator John L. Mitchell and childhood home to his son, the well-known General Billy Mitchell, who is regarded as the "Father of the U.S. Air Force." The Mitchell home is in the Meadowmere Neighborhood at 5301 West Lincoln Avenue.

Greenfield County Park

Greenfield County Park is located at 2028 South 124th Street. Park amenities include a public golf course and newly renovated aquatic center. Approximately 295 acres, Greenfield Park boasts the Cool Waters family aquatic park – a beach-entry heated pool with giant waterslides and interactive water toys – a golf course with majestic tree-lined fairways, a high-quality wooded natural area adjacent to three small ponds, and a large lagoon. The pond near the east entrance often harbors Canada Goose, Mallard Duck, Wood Duck, and Catbird. The ponds along the Oak Leaf Bike Trail are shrub-lined and are frequented by Catbird, Goldfinch, Northern Cardinal, and Mallard Duck as well as dragonflies.



McCarty County Park

McCarty County Park is located at 8214 West Cleveland Avenue. Park amenities include public swimming and recreational activities.

The park includes a swimming and wading pool, pavilion and a small pond for fishing and ice skating. The parks baseball diamonds are frequently utilized for adult softball and baseball league play.

West Allis Farmers Market

If you cannot pick it yourself, the West Allis Farmers Market is your best bet. More consumers are making an effort to buy food locally and support local farmers. The West Allis Farmers Market has been a local icon since the 1920's. In 2008, the market underwent a complete architectural restoration to carry its legacy for generations to come.



A wide range of produce arrives at the market throughout the year. The early season brings bedding plants, radishes, asparagus, and rhubarb. Strawberries and raspberries arrive in June as well as zucchini, squash, peas, snap beans. Corn arrives about a week after July 4 along with many other squashes and herb plants. The late season brings fresh apples and cider. Chickens and fresh eggs are always available. For more information and local events held at the market please visit the City's web site at westalliswi.gov.

Wisconsin State Fair Park



In 2020 the annual tradition of the WI State Fair event was cancelled due to the COVID-19 pandemic. With the beginnings of a recent distribution of a vaccine, (optimistically) the State Fair is planned for August 5-15, 2021. The fairgrounds have been the location of the Wisconsin State Fair since 1892. It also hosts other venues such as the Milwaukee Mile, the oldest continuously operating motor speedway in the world, and the Pettit National Ice Center, a U.S. Olympic training facility which is owned by the State of Wisconsin.

Yearly features at the fair include a wide variety of vendors, many local and national bands, midway, a large assortment of food and drink, including cream puffs, which are one of the fair's main draws. wistatefair.com/fair

The Grandstand Main Stage features a different headline performance every evening of the fair. Many local bands can also be seen on smaller stages and pavilions located throughout the grounds.

Agricultural exhibits of horses, cattle, sheep, chickens, and other animals are featured every year at the fair.

Wisconsin Exposition Center



Photo by Wisconsin State Fair

The Wisconsin Exposition Center is an exhibit hall and exposition facility located on the grounds of the Wisconsin State Fair. It is owned and operated by State Fair Park Exposition Center Inc., a Wisconsin non-stock corporation organized and existing under Chapter 181 of the Wisconsin Statutes.

Built in 2002 to replace the previous exhibit halls at State Fair Park, the Wisconsin Exposition Center is the state's largest exhibit hall with over 200,000 square feet of space. Four large meeting rooms total about 3,000 square feet of exhibit space. The venue primarily hosts consumer shows, tradeshow, food functions and other public events.

The Expo Center also hosts exhibits and entertainment during the 11-day State Fair as well as several annual events, including The Wonderful World of Weddings, the Milwaukee Boat Show, RV and Camping Show, the Milwaukee Journal Sentinel Sports Show, The Journal Sentinel Golf Show, the NARI Home Improvement Show, the Wisconsin Realtors Home and Garden Show, Trainfest, and Holiday Folk Fair.

- In 2020 – 2021, this was converted into a COVID alternate care facility/hospital for those recovering from the virus.



Chapter 8: Utilities and Community Facilities

GOALS & OBJECTIVES

The following goals and objectives have been created based on community input and the City's established policies. They are intended to guide future decisions pertaining to public facilities and utilities in West Allis. Recommendations pertaining to each facility follow that facility's description within the chapter.

Goal: Keep West Allis safe, clean, and efficient through effective public service delivery that is responsive to our residents' needs.

Objective 1: Update Existing Codes, Policies and Procedures

- Make the recommendations within this chapter achievable by updating existing codes, policies and procedures as needed to deliver the recommendations.

Goal: Emphasize energy efficiency, and sustainability in the delivery of public utilities, services, facilities, and purchases.

Objective 1: Continue Progressive Stormwater Management Initiatives

- Utilize progressive stormwater management initiatives and techniques to reduce damage to private property and increase quality stormwater runoff.

Objective 2: Implement Sustainability and Energy Efficiency in the Public Realm

- Implement programs for greater sustainability and energy efficiency in public utilities, services, and facilities, such as implementing energy retrofits in existing buildings, consolidation, and reducing the amount of pavement throughout the City.

Objective 3: Support Energy Efficient Building Practices in New Construction and Retrofits of Existing Buildings

- Set an example for the rest of the community by continuing to pursue opportunities to integrate energy efficient building practices into the design and construction of new buildings and through the retrofitting of old buildings.

Goal: Overcome Milwaukee Metropolitan Sewerage District's stringent sewer shed flow allocations, which penalize established urban areas by limiting the amount of infill development and thus promoting urban sprawl.

Objective 1: Encourage MMSD to Modify Allocations

- Encourage MMSD to modify their plans that limit redevelopment opportunities within fully developed communities.

WEST ALLIS RECREATION, SERVICES & COMMUNITY FACILITIES

City Hall

Many of West Allis's municipal departments are housed at City Hall, located at 7525 West Greenfield Avenue. City Hall consists of approximately 50,000 sq. ft. of office space and is home to the City's Common Council Chambers where all of the City's public hearings are held. The facility has a unique Brutalist architectural style, which is considered potentially eligible to the National Register of Historic Places once the building is 50 years old. Within the last few years the plaza in front of City Hall was updated and many new energy efficient retrofits were put in place within the building itself.

Recommendation

Use City Hall as example for the rest of the community by implementing additional energy efficiency retrofits through partnerships with We Energies and Focus on Energy, so that City Hall can qualify to be a Certified Energy Star building.

- Consider designating City Hall to the State and National Register of Historic Places.

Library

The West Allis Public Library is located at 7421 West National Avenue and provides the members of the community with access to materials and services that can enrich their personal and professional lives. The role of the library is a commitment to quality library services to all, intellectual freedom, as well as educational and leisure activities for the citizens of West Allis.

The current building was completed in 1989, centralizing library services for the City from three branch libraries into one. The library has proven to be one of the most popular in the Milwaukee County Federated Library System and circulates over 700,000 items and serves nearly 500,000 visitors annually.

The library continues to evolve and adapt to the expectations of patrons. For example, in 2008 the library completed transitioning to Radio Frequency Identification – allowing for self-service checkout, 24/7 real-time check-in, online payment of fines and fees, and increased inventory control of the library's 225,000 books, periodicals, CD's, DVD's, and audio books. Additionally, West Allis citizens can now enjoy many free databases remotely accessible from home or business 24 hours, 7 days per week. There also exists a variety of computer-related services at the library including 53 free public internet stations, 3 dedicated database computer workstations, 5 standalone computers for accessing Microsoft Office applications, online access to BadgerCare and Medicaid resources, building wide Wi-Fi access, and much more.

Finally, the West Allis Public Library offers a variety of programming options for all age levels. Traditional children's story-time, instructional and entertainment presentations, young adult activities, adult book clubs, reading programs, and cultural/historical series are examples of the myriad of offerings for citizens of the community.

Recommendation

In an effort to provide a welcoming environment for all, offer equal access to Library services, promote personal and professional growth, build and maintain community partnerships, and inspire lifelong learning, library staff and board finalized a strategic plan in February 2020. The series of goals and activities in the plan aims to provide a quality access of information to the public.

- While the West Allis Library currently produces a service plan every three years, in the next 15-20 years it is recommended that an assessment be completed to ascertain if City library services are in need of updating or expansion.

Public Health Services

The West Allis Health Department provides community leadership to protect and promote the health of West Allis citizens. To achieve this mission the Health Department provides a broad range of services; examples include:

- Public Health Nurses and Community Health Screening Technicians provide health screenings, immunizations, counseling, communicable disease control, and referral to community resources, in a variety of settings for infants, children and adults.
- Dental Health Services
- Health Educators offer health education programs on a variety of topics
- Environmental Health Services include compliance inspections, complaint investigations, and lead poisoning prevention
- Services and activities for senior citizens at the Senior Center
- Vital statistics, including birth and death certificates
- Commercial scale and weight inspections

The mission to protect and promote the health of West Allis residents is accomplished by providing the necessary leadership to bring the various public, private, non-profit and voluntary sectors together to work collaboratively to achieve this mission. Every five years the health department convenes those public health system partners and stakeholders to develop and implement a community health improvement plan. The department also provides space in its facility for community partners to provide needed services for residents.

Recommendation

The health department facility was built in 1978 and was designed primarily as a health clinic to serve individual clients. The future of public health practice dictates that public health departments will convene and mobilize stakeholders and partners to improve the health status of the community. In addition the department should be a one-stop center where health department staff and community-based organizations can provide needed services. It is recommended that there be strong consideration to expand and update the facility to accommodate these new, contemporary roles for the health department and also deal with the acute shortage of parking at the facility.

Farmers Market

Located within the general area of downtown at W. National Avenue and S. 66th Street is a permanent facility for one of the Milwaukee region's oldest and largest farmer's markets. The West Allis Farmer's Market is open every Tuesday, Thursday and Saturday from May through November with produce available from a wide variety of farms throughout the state of Wisconsin. This tastefully appointed facility is also utilized by others throughout the year for events such as antique shows, car shows and holiday festivals.



Originally established in 1919 at the 6 Points (intersection of West Greenfield Avenue, West National Avenue and South 62 Street) in the present location of the Paradise Theater and relocated in 1930 to its current place on South 65 Street and West National Avenue, the West Allis Farmers Market has been a source of fine fresh produce for generations of families. Grandparents and parents have brought their children and relatives to shop at one of the largest, and the longest continuously run Farmers Market in Wisconsin. One reason that the West Allis Market shines above the rest is that all the farmers at the market must raise what they sell. If you want only the freshest produce grown in Wisconsin, shop the West Allis Farmers Market.

Recommendation

A restoration of the Historic West Allis Farmers Market was completed in 2006. Since that time additional programming has taken place on the site such as Food Truck Friday's, various wine and beer tasting events, holiday and seasonal community gatherings, an annual National Night Out neighborhood event. Winner of the Sheppard Express, Best of 2020, the City hopes that as the neighborhood around the site continues to grow that an expansion of both public and private uses within the Farmers Market site will take place.

Senior Center

The West Allis Senior Center is located at 7001 West National Avenue. The building was built in 1954 and was originally used as a YMCA. The City purchased the building in 1980 and has used it as the Senior Center since that date.

The West Allis Senior Center promotes a healthy quality of life where aging is viewed as natural, positive and purposeful. Older people retire to new roles, if desired, or continue working in a variety of ways. People begin to plan for later interests and activities and the maintenance of relationships as valuable keys to the fulfillment in aging. Overall, the vision is to challenge the growing population with knowledge and responsiveness.

The West Allis Senior Center provides services focused on the recreational, social, and personal needs of elderly residents. The Senior Center is operated under the administration of the Health Department and the governing and policy making body of the Commission on Aging. Regular Advisory meetings are held.

Membership in the West Allis Senior Center is available for a small annual fee for West Allis residents or non-residents and day passes are available for guests. Membership in the Center allows participation in the regular weekly classes and group activities in addition to the special tours offered throughout the year. Membership is open to anyone age 55 or older and his/ her spouse of any age.

A variety of over 30 classes are offered each week, at least one tour a month and many special other events and guest speakers are offered monthly.

Recommendation

As the baby-boomer generation ages there will be increased demands for space and for programs at the Senior Center. With the Senior Center already at or near full capacity, consideration of expansion of the buildings and programs for seniors to fit the needs of the aging baby boomer demographic should be explored within the 20-year planning period.

County Facilities

Milwaukee County owns and maintains a number of facilities in the City of West Allis, including McCarty, LaFollette and Greenfield parks, which are described in greater detail in the Parks and Open Space chapter.

Recommendation

Continue the positive partnership that exists with Milwaukee County to ensure that our County Parks continue to serve the needs of our community.

Law Enforcement & Protection

The Police and Municipal Court Center, which houses the West Allis Police Department and Municipal Court is located at 11301 West Lincoln Avenue. The West Allis Police Department also has a substation located at 6900 West National Avenue. Police service is available 24 hours a day. As of 2018, the Police Department had 229 sworn officers, with a capacity for 231, and 54 civilian support staff. The Department is divided into two divisions, Support Services and Operations. The Support Services Division includes Communications, Community Services, Forensic Technical Services, Technology, Records and Training. The Operations Division includes Patrol, Sensitive Crimes, Criminal Investigations and Special Investigations.

In 2018, officers responded to 52,862 calls for service (52,666 in 2008), wrote 4,700 incident reports (8,381 in 2008), investigated 1,165 motor vehicle crashes (2,498 in 2008), issued 502 traffic citations/ warnings (8,200 in 2008), arrested 420 individuals for drunk driving and investigated two homicides (482 in 2008).

Recommendation

Within the planning period, the Police Department anticipates a significant need for equipment and adequate funding to address both the investigation of technology-based crimes and technology advances available to law enforcement agencies that allow for greater effectiveness and efficiency. Additionally, a technological upgrade to the existing dispatch center will be required.

The Police and Municipal Court Center has a critical shortage of adequate parking. An expansion of their existing parking lots is required over the next five years.

Fire Suppression, Emergency Medical Services, and Community Risk Reduction

The West Allis Fire Department achieved accreditation through the Center for Public Safety Excellence (CPSE) in 2004 and is currently only one of 284 accredited fire departments in the United States and Canada. The City of West Allis has an Insurance Services Office (ISO) rating of one, which is the best score possible. The score is given by an outside agency who reviews numerous datapoints about a city including the water system, 911 center, and the staffing and apparatus of the local fire department. The rating affords property owners in the city a lower rate when compared to property owners in a municipality with a higher rate. West Allis is one of only a handful of municipalities in the country to hold both CPSE accreditation and an ISO one rating.

The department's administrative offices are located at 7332 West National Avenue. The department operates three fire stations located at 10830 West Lapham Street, 2040 South 67th Place and 7300 West National Avenue. All facilities were either newly constructed or have been remodeled since 2004, with funding from Wisconsin Energies. The Police and Fire Emergency Dispatch Center is located within the City's Municipal Court facility, located at 11300 West Lincoln Avenue. Each year, the fire department responds to over 9,500 emergency calls for service and performs nearly 6,000 fire prevention compliance inspections, plan reviews, and site inspections. The fire department has signed on to a shared services agreement along with Milwaukee, Wauwatosa, Greenfield, Franklin, Oak Creek, St. Francis, and the North Shore Fire Department. This agreement commits each fire department to operating under one set of guidelines, training their members together, and standardizing as many procedures as possible, allowing us to operate as one large fire department, regardless of municipal borders. The fire department is also a member of Mutual Aid Box Alarm System (MABAS) Division 107. Mutual aid resources are available via contract from most of Wisconsin, all of Illinois, and Minnesota.

The department has seen a continual increase in demands for service over the past 100 years. As demands have increased, staffing has steadily decreased since the 1960s. Seeing this business model as non-sustainable, the department has put a large emphasis on community risk reduction. The Bureau of Fire Prevention is tasked with fire code enforcement, fire safety education, post fire incident investigation, and is expected to find ways to decrease overall demand of fire units such as the reduction of false fire alarms and the prevention of fires. The Bureau of Mobile Integrated Healthcare is tasked with reducing emergency medical incidents in our community. A team of specially trained paramedics provides extra attention to citizens who use 911 more often than others to identify the root cause of their issue and to prevent them from relying on the fire department for help in the future. They also target areas of community risk such as homelessness and substance abuse disorder and proactively get people help before they become reliant on the 911 system for medical care.

Recommendation

Regarding facilities, the condition and location of Fire Station 3 should be given consideration in the City's long-term plan. Units from Fire Station 3 protect the entire western edge of our city, from the northern border to the southern border and from South 92nd Street to South 124th Street. The station is currently located on the northern half of that territory. The fire department consistently fails to meet national response time standards for incidents that occur on the southwest portion of the city as the drive time from Fire Station 3 to that area makes it impossible to safely arrive there within the expected national standard. Additionally, Fire Station 3 has many expensive maintenance issues looming including: a faulty foundation, several leaks in the roof, and an outdated HVAC system. Ideally, a new fire station would be constructed more centrally

located on the western side of the city, providing equal response times to our citizens on both the northern and southern sections of the west side.

Smart City Technology

More cities are turning to new technology and advanced networks to help them manage resource constraints. In particular, the Wisconsin and the more regionally, the Southeastern Wisconsin region, could increasingly turn to smart city solutions.

Smart cities use IoT (the internet of things) devices such as connected sensors, lights, and meters to collect and analyze data. Cities then use the data to improve infrastructure, public utilities and services, and more.

It's important to note that not all smart city improvements are very futuristic at all. For instance, LED street lights, they are more energy-efficient than older options. Another technology being implemented in Chicago are sensors that are placed in trash bins that notify the city when a rat family has taken residence in a dumpster so that city workers know to dispose of them. In Racine County, a smart public park technology, collects data on what park facilities are being used (example playground equipment) and monitors and collects data on what people do while they are at a park. This helps local government focus future capital improvement spending on infrastructure that people most use and enjoy. All access county-wide 5G wireless internet, which allows all people from varying levels of income to have access.

Outlined below are how smart cities provide a more efficient and higher quality lifestyle for their residents, and the methods they use to reach these goals.

Smart City Technologies

Smart city devices work to make everyday tasks easier and more efficient, while relieving pain points related to public safety, traffic, and environmental issues. Here are some of the most popular smart city technologies:

Smart utility meters

A top IoT device among utility companies is the smart meter. These devices attach to buildings and connect to a smart energy grid, allowing the utility companies to manage energy flow more effectively.

Smart meters also allow users to track their energy consumption—leaving a significant financial impact. Insider Intelligence expects utility companies to save \$157 billion by 2035 due to smart meter adoption and implementation.

Smart transportation

Connected vehicles have made their way to the forefront of public transit—and the efforts have already started to bear fruit. Insider Intelligence projects US connected cars will make up 97% of the total number of registered vehicles by 2035.

For transportation, smart city devices can ease traffic pain points and prevent car-related accidents and deaths. Insider Intelligence

Specifically voice search and location data capabilities are attractive to drivers, and as smart applications continue to evolve and grow, so will the adoption of smart transit.

Smart grids

Arguably the greatest implementation of smart architecture and infrastructure is smart grids, which help tremendously with resource conservation. Amsterdam, for example, has been experimenting with offering home energy storage units and solar panels for households that are connected to the city's smart grid.

These batteries help lower stress on the grid at peak hours by allowing residents to store energy during off-peak hours. The solar panels also let residents sell spare energy from the panels back to the grid.

Smart waste management solutions

Waste management is both costly, inefficient, and can cause traffic buildup. Smart waste management solutions can alleviate some of these pain points by monitoring how full trash cans are at a given point and send that data to waste management companies, providing the best waste pick-up routes.

Smart waste management solutions will make everyday tasks of sanitation workers more efficient.

Some smart waste bins, like the [EvoEco](#), have the ability to tell users which items should be composted or recycled and can even show messages that share how much an organization can save by recycling.

Smart air quality monitors

There are constantly air particles, dust, dirt, cleaning chemicals, floating around in the air of one's office building or home. Smart air quality monitors can detect these particles and inform users of pollutants.

Monitoring indoor air quality (IAQ) can better alert people of unsafe pollutant levels via an indicator light or push notifications to one's smartphone or tablet.

Racine, WI

In 2019, the city of Racine was one of five cities from the U.S. to win the Smart Cities Council's Smart Cities Readiness Challenge, a nationwide competition recognizing cities that demonstrate their commitment to becoming a smart city.

Racine officials entered the competition to help address "specific opportunities and inequities facing the community," like developing greater access to high-speed internet, building multimodal methods of transit to provide better access to jobs, technology to improve public safety and efforts to lower its carbon footprint.

Adults Worldwide Who Are Willing to Use and Pay for Smart City Transport/Mobility Initiatives, April 2020

% of respondents

| | Use | Pay |
|---|-----|-----|
| Citizen app for real-time public transit information about delays and service disruptions | 75% | 35% |
| Access to Wi-Fi in stations/in transit (e.g., at metro stations, bus stops, within metros, buses) | 72% | 37% |
| Smart card or app-based access for all public transport modes (e.g., metro, buses, ferries) | 68% | 46% |
| Intelligent traffic signals to automatically update traffic signals based on real-time traffic (e.g., automatic lane clearances for commuter vehicles such as buses and vans) | 66% | 35% |
| Smart parking to count available parking spaces in the neighborhood | 65% | 40% |
| App-based bicycle/electric bike rentals for last-mile connectivity | 61% | 49% |
| Apps that provide availability and payment options for a combination of transport methods, such as car and bike sharing, taxis and car rentals/leases, and public transport | 59% | 43% |
| App for ride sharing with people going to the same area (e.g., office, college) | 56% | 42% |
| Autonomous vehicles (used for shared services on fixed routes) that interact with traffic sensors to autonomously move more efficiently | 52% | 43% |

Source: Capgemini Research Institute, "Street Smart: Putting the citizen at the center of smart city initiatives," July 27, 2020

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Power Plants & Transmission Lines

Electricity and gas services are provided to the City of West Allis by We Energies. Within the area, We Energies operates coal-fired power plants in Oak Creek and the Milwaukee County Grounds. We Energies also has several renewable energy facilities and programs to diversify its portfolio and offer sustainable energy solutions for the region.

Electric transmission lines, operated by the American Transmission Company (ATC), provide power generated by We Energies throughout the region. These transmission lines traverse West Allis along two axes. North to south, transmission lines run along the east side of I-894, and east to west, transmission lines align with the Union Pacific Railroad line, west of I-894.

Recommendation

Maintain communication and work with We Energies and the American Transmission Company regarding the generation and supply of power within the city and region.

As discussion and legislation regarding sustainability and renewable energy continues to progress, the City should be aware of how future energy production will effect services in the city, region and state.

Education

The West Allis-West Milwaukee School District (WAWM) is a public school district with a September 2019 enrollment of 7,878 4K-12 students (see figure 2 – enrollment by grade group). The boundary of the West Allis-West Milwaukee school District coincides with the Village of West Milwaukee and City of West Allis municipal boundaries with the exception of the southwest section of the school district. The district covers a small portion of the southeastern section of the City of New Berlin and a few block area of the City of Greenfield.

OVERVIEW OF DISTRICT AND SCHOOLS

- The West Allis-West Milwaukee School District (WAWM) covers 14.2 square miles, fully encompassing the City of West Allis and Village of West Milwaukee, but also including portions of the Cities of Greenfield and New Berlin.
- The District operates eleven elementary schools (grades 4K-5), three intermediate schools (grades 6-8), and two comprehensive high schools and one project-based learning high school (grades 9-12).
- Most of the District's schools are currently operating significantly below their maximum operating capacity.
- Since the mid-1990s, the District has shifted and consolidated schools to address decreasing enrollment and aging facilities—most recently at the intermediate school level.
- Over the past decade, the number of private schools operating in and near the WAWM District—and their enrollment—has increased.

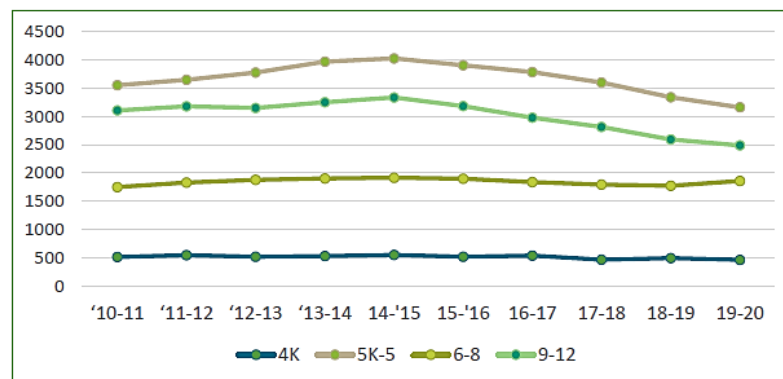
There are six private schools within the WAWM District boundary. Nine additional private schools located within a mile of the WAWM District boundary. Enrollment at the six private schools within the District boundary almost doubled between 2010 and 2019, increasing from 732 students to 1,299 students. All private schools located in the boundary of the WAWM District either had steady or increasing enrollment between 2010 and 2019

Figure 2: Enrollment by Grade Group, September 2010 to September 2019

| Grade Group | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 10 Year Change |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| 4K | 509 | 542 | 516 | 527 | 547 | 516 | 535 | 463 | 489 | 462 | -47 |
| 5K-5 | 3,554 | 3,650 | 3,779 | 3,971 | 4,028 | 3,907 | 3,784 | 3,599 | 3,339 | 3,117 | -437 |
| 6-8 | 1,749 | 1,829 | 1,878 | 1,901 | 1,914 | 1,896 | 1,837 | 1,794 | 1,772 | 1,859 | 110 |
| 9-12 | 3,107 | 3,177 | 3,151 | 3,250 | 3,336 | 3,181 | 2,977 | 2,813 | 2,593 | 2,440 | -667 |
| Total 4K-12 Enrollment | 8,919 | 9,198 | 9,324 | 9,649 | 9,825 | 9,500 | 9,133 | 8,669 | 8,193 | 7,878 | -1,041 |
| Resident 4K-12 Enrollment | 8,047 | 8,187 | 8,186 | 8,286 | 8,389 | 8,208 | 7,898 | 7,639 | 7,444 | 6,954 | -1,093 |

Sources: 2010-11 to 2018-19: Department of Public Instruction; 2019-20: West Allis-West Milwaukee School District

Figure 3: 4K-12 Total Enrollment by Grade Group, 2010-2019



Sources: WI Department of Public Instruction, WAWM School District

- The District is engaged in a facility planning effort, which could lead to future changes to its school facilities. It is reasonable for the District to consider school consolidation over the next 10 to 15 years, particularly at the elementary school level. Projected enrollment in each of the 49 neighborhoods could help decide where consolidation may be most appropriate and how attendance areas might be adjusted. However, other factors such as school condition, age, design, size, and site area are also very important in such decision making.

Elementary School Program

What course a child's future will take is often determined by his or her early educational experiences. West Allis-West Milwaukee Schools strive to instill students with a sound basic education and a positive attitude toward learning. In addition to the core subjects of reading, language arts, writing, math, science and social studies, the elementary program features comprehensive computer keyboard training for all students during their elementary education, an innovative musical instrument program beginning at the kindergarten level and taught with active parental involvement, and specialized instruction in art, music and physical education.

Intermediate School Program

Frank Lloyd Wright, Lincoln, and West Milwaukee Intermediate Schools are designed to provide students with a transition from self-contained elementary school to a comprehensive high school program. The Intermediate schools have adopted the “Team Teaching” concept to aid in this transition. Each Team contains a group of approximately 60 to 70 students who are taught the basic curriculum by a team of two teachers. Students are also provided many opportunities to explore a variety of interests including: exploratory programs in technology, drafting, business, education, and family consumer education; art, music, multi-media, and foreign language instruction; and a variety of intramural sports and extracurricular activities.

High School Program

District high schools offer comprehensive educational opportunities for students intending to continue their schooling after graduation and for those entering the work force. West Allis Central and Nathan Hale High School students can choose from over 200 courses to meet their educational and career needs. Our Alternative High School is James E. Dotke and offers students an opportunity to learn in an alternate setting.

For university-bound students, annual College Board Advanced Placement tests are provided. Guidance counselors are available to assist students in designing programs to meet their secondary education and career goals.

A number of courses are available to students that are directly transferable to the Milwaukee Area Technical College, thus reducing the time and number of courses needed to earn a degree. Career guidance centers, employment-focused curriculums, and cooperative education options help students set their career paths early.

Full-Day Kindergarten

Among the district’s most important innovations is the implementation of full-day kindergarten. Half-day programs are also offered. Full-day kindergarten was initiated at parental request with the support of kindergarten teachers. A survey taken in April of 1998 indicated that 83% of parents with kindergarten students preferred the full-day kindergarten option. Many educators believe that full-day kindergarten programs better prepare students for the first grade. Half-day 4K Kindergarten is also offered to West Allis and West Milwaukee residents.

Special Education Program

Exceptional education programs are as diverse, and as special, as the children they serve. Exceptional education programs are available to students with physical, emotional, mental, and learning disabilities. Just as important is a historical commitment to integrating these children into their schools - and society - to the greatest extent possible. That tradition is carried on as the district continues to innovate and implement programs to best serve the academic and social needs of its special children.

School-to-Work Program

The link between learning and earning is the School-to-Work program. The program connects classroom instruction to real-world work experiences, in addition to providing career exploration opportunities and an awareness of good work habits.

School-to-Work is a means for students to discover for themselves which careers they may wish to explore and learn what post-graduation education and training those careers require. Some of the many opportunities available through School-to-Work are internships, job shadowing, cooperative education and community service experiences, career guidance by employees in fields of student interest, and vocational education training.

Family Resource Center

Families looking for community resources or a place where their children can play with others are encouraged to check out the Family Resource Center. Located at Horace Mann Elementary School, 6513 West Lapham Street, the center is geared toward families with children up to the age of eight. Games, toys, videos, books, and parent resource information are available to be borrowed.

Fine Arts Program

An education that doesn't include the fine arts can't be considered complete. The fine arts develop and enhance critical thinking and communication skills, creativity and self-expression. For these reasons, West Allis-West Milwaukee schools offer students a vast array of fine arts experiences. Included among them are Suzuki Strings for K-3 students, high school jazz ensembles, the Strolling Strings and inter-generational choirs. Art classes include, but are certainly not limited to, ceramics, painting, drawing, sculpture, jewelry making and pottery.

Private Schools and Higher Education Facilities

Other private educational providers supply unique additional options for area families and are considered a major amenity to the City. Private educational providers within the City of West Allis include: Good Shepherd School, Lamb of God Lutheran School, (2) Mary Queen of Saints Catholic Academy facilities, St. Paul's Lutheran School, and Grace Christian Academy. Many higher educational opportunities such as Milwaukee Area Technical College, Sanford-Brown, Marian College, Viterbo University and Lakeland College also exist in West Allis.

Recommendation

Support educational initiatives that provide students with the skills to address the changing economy. Establish regular communication with area education providers to discuss issues of mutual concern including facility location/expansion, impacts of new development, impacts of education facilities and activities on the community, parks and recreation programs, population and growth projections, and involvement in the community.

West Allis – West Milwaukee Recreation, School, and Community Services

The West Allis - West Milwaukee Recreation School and Community Services Department, a division of the West Allis-West Milwaukee School District has continued to evolve over the past 10 years expanding beyond traditional recreation services to provide more school and community related programs. The Department stands by its mission of providing safe recreation and enrichment opportunities for all ages that promote lifelong wellness through partnerships and services to enhance the overall quality of life in the West Allis and West Milwaukee communities. Opportunities can be found for children as young as nine months to our most senior community members in the areas of arts, athletics, aquatics, dance, fitness and general leisure enrichment. Additionally, the Recreation Department continues to offer after school

programming to youth in our SAFE, REACH, and PASS programs and when school is not in session Non-School Day camps are offered.

The Recreation Department has observed increased interest in programs regarding the use of technology, current fitness trends, as well as athletic and school readiness opportunities for younger children. The Recreation Department prides itself on offering high quality programs at affordable prices. Despite changes in the economy and socio-economic demographics of the community the city has seen increased program enrollments and a greater demand for service and educational programs that support the school day. The Recreation Department supports these needs through after school SAFE and REACH programs and youth summer breakfast and lunch programs.

Recommendation

Due to expanded program offerings over the past years, the Recreation Department has maximized the use of the all 16 school buildings, 2 recreation buildings, and the city parks available to it. As the Department strives to meet the ever-changing needs of the community it foresees a shortage of gymnasiums, athletic fields, and green space to accommodate all recreation programming needs and the community organizations seeking to use the school district and community facilities available. As they look to the future, it is important to maintain and improve facilities, available parks, athletic fields, and green spaces that we have in West Allis.

Consideration will need to be given to facility improvement so that the city can continue to offer the high quality and affordable programs that our community has come to know and expect.

Hospital

Aurora West Allis Medical Center, located on 8901 West Lincoln Avenue, offers a complete range of care programs. Women at all stages of life can also experience comprehensive care in a relaxed, healing environment at the Aurora Women's Pavilion which is located on the hospital campus.



Recommendation

Within the planning period a future expansion of the existing Aurora campus to the northwest (South 92 Street and West Lincoln Avenue) may be explored.

Honey Creek Cemetery

The Honey Creek Cemetery is the City's only cemetery and is located at South 84th Street, south of National Avenue. Located within Honey Creek Park, the cemetery is one acre in size and was established in 1849. There are a total of 112 burial lots. In 1946 the Honey Creek Cemetery Association deeded the Honey Creek Cemetery to the City of West Allis. According to a historical resource survey conducted in 2007, the cemetery site does not retain enough historic integrity, or no longer meets the criteria necessary for National Register listing.

Recommendation

Continue maintenance of this facility, as it serves as a valuable educational and cultural resource.

ENGINEERING & PUBLIC WORKS FACILITIES

Public Works Division

The Public Works Division is located at 6300 West McGeoch Avenue where their main office building was constructed in 1946. In addition to being the home office of the Public Works Division and the City's recycling center, storage buildings are utilized for city fleet vehicle storage and maintenance.

Recommendation

Within the 20-year planning period there will be a need for a major evaluation to determine if renovation, relocation or expansion of the Public Works Division's outdated facilities are necessary. Major capital improvements may be needed in order to continue operations at the existing site due to the age, deterioration and economic obsolescence of the existing facilities.

Morgan Avenue Yard

The Public Works Division also has a secondary 15- acre location for yard waste drop-off, storage and processing at South 116 Street just south of Morgan Avenue

Recommendation

Within the 20-year planning period the city will explore alternative sites to the 116th and Morgan site yard waste drop-off site as the South 116 Street drop-off site has potential for future residential development. Alternative facilities will have to be provided to adequately replace all of the Public Works operations that are currently being undertaken at the Morgan Avenue Yard.

Solid Waste Disposal

The City of West Allis provides curbside/alley edge refuse collection for residents. It is disposed of at a transfer station at 5032 West Rogers Street.

There is no facility within the City of West Allis that accepts hazardous waste. There are free hazardous waste drop-off sites in the Cities of Milwaukee and Franklin and the Village of Menomonee Falls.

Recommendation

Within the 20-year planning period the City may look at adding scrubbers to the transfer station location to mitigate the release of odors into the neighborhood.

Street & Sewer Division

The Street and Sewer Division of the City of West Allis Engineering and Public Works Department is responsible for the repair and maintenance of 175 miles of City streets, 423 miles of alleys and 278 miles of sidewalks, 228 miles of storm sewer and 172 miles of sanitary sewer, 215 miles of water main and 2,617

fire hydrants, 6,974 street lights and 752 alley lights. Street and alley maintenance involves the repair and replacement of various types of pavement, including filling potholes, patching and crack filling. Similarly, sidewalk maintenance centers on shimming slabs that have been displaced or replacing deteriorated slabs. The maintenance of streets also includes sweeping throughout spring and summer and leaf collection in spring and fall.

The Sanitation Division and the Street and Sewer Division combine to provide emergency snow and ice control operations. Typically, many of these operations entail the application(s) of salt and/or abrasives to City streets. Larger quantities of snow must be handled by plowing. During a full scale plowing operation, the Sanitation and Street Division will have 40 pieces of equipment on the street.

The maintenance of the sewer system may be divided into two separate areas: storm sewer system maintenance and sanitary sewer system maintenance. The storm sewer system transports surface water runoff captured in catch basins to various streams and rivers in and around the City. The sanitary sewer system, on the other hand, transports wastewater from residential and commercial properties to the sewerage treatment plant at Jones Island.

Recommendation

Continue the annual review of street and sewer conditions to appropriately annually fund the 10-year Capital Improvements Program.

Water Supply

The City of West Allis purchases water from the City of Milwaukee and distributes it through a network of water mains, which are owned and maintained by the City of West Allis. Milwaukee Water Works filters and treats water from Lake Michigan in accordance with current regulations. The water is tested for 90 EPA-regulated contaminants, as well as 450 unregulated contaminants before it enters West Allis through the two (2) metered supply locations.

Water is distributed throughout the City in a network of over two hundred miles of underground transmission and distribution mains utilizing three reservoirs and three pumping stations. The reservoirs consist of two 1,500,000-gallon elevated water tanks and one 4,000,000-gallon underground reservoir. The West Allis Water Division, a division of the Engineering and Public Works Department, is responsible for the maintenance of the transmission and distribution system which includes repairing leaks and main breaks, performing water sample testing, exercising valves and many other routine maintenance tasks.



The West Allis Water Division manages the metering of water using a computerized meter reading system. Each meter in the City is read and billed quarterly.

The City performs evaluations of the existing water system and plans, designs and inspects the installation of system upgrades.

The main responsibility of the West Allis water utility is to provide good, safe, drinkable water to the consumers as well as fire protection for the properties.

Recommendation

The utility will be challenged to maintain affordable rates as operational costs increase and water sales continue to decline for industrial businesses.

Within the planning period, the City of West Allis anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects and to maintain a high level of service for existing development.

Wastewater Service

West Allis owns and operates approximately 180 miles of sanitary sewer collection system, which provides access to sanitary service throughout the city. The City's collection system drains to a metropolitan interceptor system provided by the Milwaukee Metropolitan Sewer District (MMSD), which is a regional government agency with taxing authority, established by the State of Wisconsin. MMSD serves over one (1) million people in 28 Milwaukee area communities. Sewage is collected from the communities, treated at one of two wastewater treatment plants and then discharged back into Lake Michigan.

The Engineering and Public Works Department, Sanitation and Streets Division, performs the routine maintenance of the sanitary sewer system as well as responds to emergency sewer related issues. The sanitary sewers are cleaned on a regular schedule. Inspection of manholes and sewer lines is also performed regularly. The Streets and Sanitation Division works closely with the Engineering Division to ensure the optimum performance of the system.

The West Allis Engineering Division performs evaluations of the existing sanitary sewer system and plans, designs and inspects the installation of system upgrades.

Recommendation

Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, reduce inflow and infiltration of clear water into the system and to maintain a high level of service for the citizens and businesses of West Allis.

Stormwater Management

The City of West Allis owns and operates a separate stormwater system. The City's storm sewer system is a network of 228 miles of sewer providing drainage for the streets and individual properties within the City. Runoff collected by this system is discharged to the Menomonee River, the Kinnickinnic River, Honey Creek, Underwood Creek and the Root River.

In 1999, West Allis created a stormwater reserve to allocate the costs of maintaining the stormwater system to property owners based on their estimated contribution to the system. This funding mechanism allows the City to perform the necessary work required to improve the stormwater system to reach the State of Wisconsin stormwater quality regulations and to control stormwater run-off. Properties are divided into residential and non-residential classes. Each residential unit is billed for one Equivalent Residential Unit (ERU). A single-family property will be charged about \$60 per year. Non-residential properties are charged based on the amount of impervious surface located on the property.

The West Allis Engineering and Public Works Department's Sanitation and Streets Division, performs the routine maintenance of the sanitary sewer system as well as responds to emergency sewer related issues. In an effort to improve the quality of the stormwater discharged to the waterways, Sanitation and Streets division cleans the sumps in catch basins. In addition, streets are swept on a regular schedule to remove material that would otherwise be carried into the stormwater system and eventually enter waterways.

The West Allis Engineering Division performs evaluations of the existing storm sewer system and plans, designs and inspects the installation of system upgrades.

Recommendation

Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, replace aging parts of the system and increase detention facilities. The City's long-term stormwater goals include improving the water quality to meet or exceed the regulatory levels and to provide a higher level of protection against flooding for the citizens and businesses of West Allis.

In an effort to better manage stormwater flooding, as well as stormwater quality, the City of West Allis needs to have a long-term plan to achieve these goals. This plan could explore the installation of underground detention structures or open detention ponds as opportunities arise with each new development or redevelopment in the City. Additional opportunities to install detention will be available through a coordinated effort of the City and commercial property owners, large and small, as part of projects such as repaving parking lots or in solving drainage issues on existing sites.

There are several methods of stormwater detention available. The particular method of detention will be determined by the characteristics of the site. In a site where land is available, the installation of a pond or bio- retention may be the preferred choice. The installation of underground detention structures may be best suited for properties that require the full use of the site. The improved stormwater management can be achieved regardless of which method of stormwater detention is chosen.

The installation of stormwater detention facilities is an effective way to deal with both the quantity and quality issues. Detention facilities will help the City achieve the stormwater quality standards set by the State of Wisconsin Department of Natural Resources. Detention reduces the impact of storm events by holding the initial surge of stormwater and releasing it at a reduced rate, which increases the level of protection of the storm sewer system. Detention of stormwater helps the entire community by reducing the risk of flooding and improving the quality of the environment.

Additionally, the City must find creative ways to overcome MMSD's stringent sewer shed flow allocations, which penalize existing urban areas and thus promote urban sprawl.

Additional initiatives include: adding impervious pavement to select paving projects, naturalizing the Honey Creek and day lighting it in select areas and eliminating excess pavement in areas throughout the City wherever possible.

Chapter 9: Redevelopment Opportunities

GOALS & OBJECTIVES

In order to remain competitive and usher in future prosperity, the City of West Allis has been proactively and successfully pursuing redevelopment. This redevelopment has included extensive use of tax incremental financing; innovative and pioneering use of other financing measures, such as New Market Tax Credits; brownfield and environmental clean-up programs; historic property designation and rehabilitation; and a robust vision adopted by elected officials and administered by City staff. These strategies are employed with the understanding that West Allis lies within a competitive regional economy, where less-complex development sites might be found in nearby greenfield or other incentive-driven areas. Therefore, the opportunity costs associated if the City had a “do nothing” strategy towards funding would negatively affect both the City and region by causing West Allis to miss out on value-driven redevelopment opportunities.

Instead of accepting the role of victim, innovative developments and recent efforts to conduct and implement new corridor studies and branding efforts have helped West Allis to become known as a savvy survivor. As the Milwaukee Journal Sentinel noted, “rather than digging in, West Allis, true to its independent nature, traditional values and hardworking roots, went on the offensive.” Using Tax Incremental Financing (TIF) and New Market Tax Credits, West Allis has fostered the creation of the city’s single largest taxpayer (Summit Place Office Complex). Additional community cornerstones, such as the South 70th Street corridor, and new apartment developments (Element 84 and the West), two new hotels (Hampton Inn and Suites, Holiday Inn Express) have also blossomed through the effective use of the City’s willingness to look ahead and not become complacent with what is now. The implementation of façade improvement grants has improved various properties within the City, and a codified site, landscaping and architectural review process have increased design standards.



As a counter to sprawl, urban redevelopment is a proven technique for sustainable growth, and efforts undertaken in West Allis may be models for the metropolitan area. A “Brownfield-Greenfields Land Trade-off Study,” performed by George Washington University noted that for every one acre of brownfield redevelopment, a minimum of 4.5 acres of land would have been required to develop the same project in a greenfield area. This fact, coupled with West Allis’ regional accessibility, multi-modal transportation infrastructure, and affordable living options, highlights how redevelopment within West Allis offers a great opportunity for the progression of environmentally sound, socially just, and economically sustainable communities.

The comprehensive planning process has identified a variety of redevelopment opportunity areas throughout the City. These redevelopment strategies can increase the value of surrounding properties,

represent a significant and visible investment in the neighborhood, support the overall plan goals, and have the potential to attract additional investment to nearby properties.

While additional opportunities exist, 27 concept areas have been identified for the revitalization of individual neighborhoods, districts and corridors, see Figure 9-1. Based on feedback from the Steering Committee, elected officials, and City staff, several of these sites were selected for further review. Concept drawings and detailed development plans were prepared to illustrate alternatives for adding value and improving the character of the community. The nature of redevelopment is based on opportunity. As sites throughout West Allis present themselves as available or opportunistic, these concepts will help formulate discussion regarding the feasibility of potential future uses and layouts.

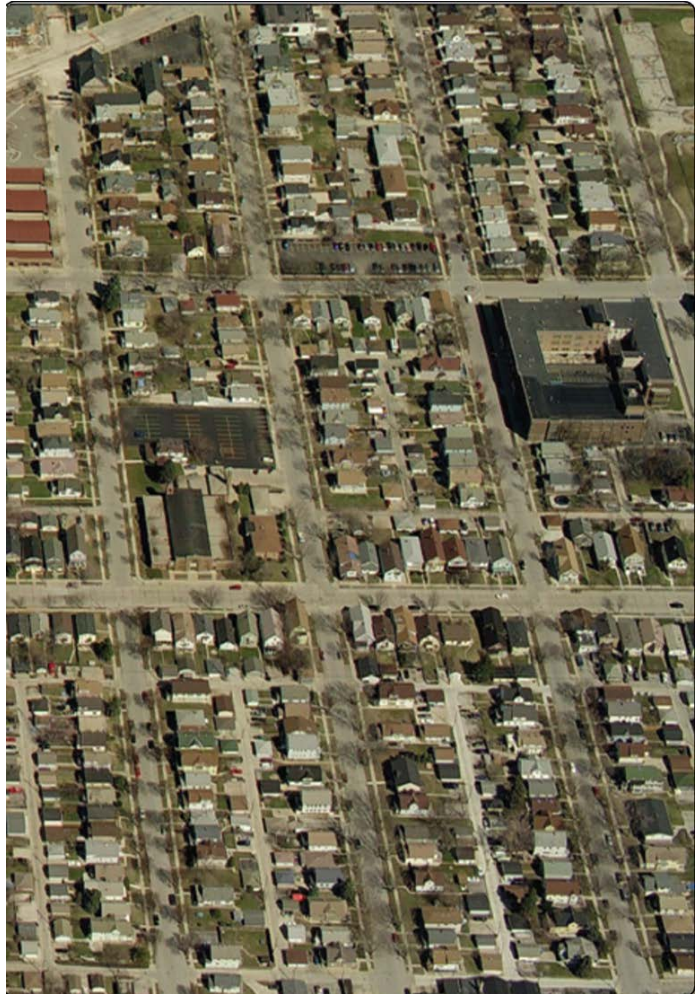
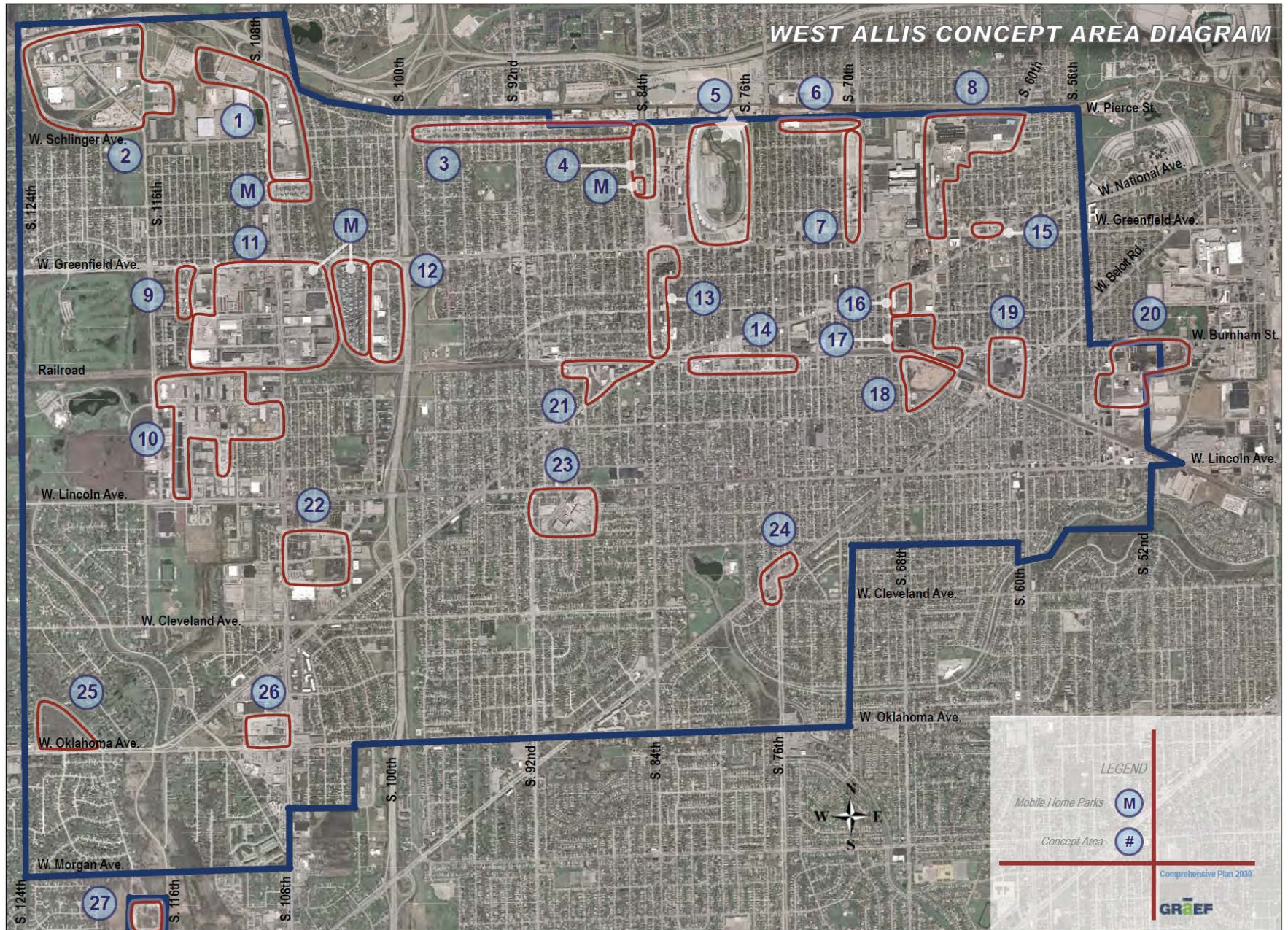


Figure 9-1. West Allis Concept Area Diagram



Concept Area 1 - Highway 100 Corridor/Northern Gateway

Highway 100 Corridor Study

In 2019 the City of West Allis contracted a design firm to develop a long-term vision and re-development strategy for Highway 100. The strategy is grounded in a comprehensive market analysis and provides concrete development and policy recommendations. Physical planning recommendations for future development, transportation, placemaking, and identity are blended with market-based catalytic development strategies. The result is a realistic yet aspirational strategy that provides a road map for short and long-term improvements, strengthening identity, attracting a more diverse and dynamic mix of users, and sustain growth and economic vitality along the corridor.

The key recommendations to improve the Highway 100 corridor include:

- Diversify the mix of uses.
- Focus on increasing mobility, not traffic flow.
- Create mixed-use, walkable destinations.
- Give Highway 100 a unique brand and identity.
- Promote desired development patterns.

Objective

Guide development to maximize the tax value, to be compatible with surrounding uses, and provide a benefit to West Allis citizens. This area serves as the heart of the Zoo Interchange – among the highest traffic volumes in the State of Wisconsin. Given the areas prime location along the interstate, properties possess the potential to be among the top locations in the City, and perhaps the Milwaukee Metropolitan region for redevelopment if properly marketed. Underutilized properties within this corridor will experience economic pressures to be redeveloped with higher densities and increased taxable value.



Recommendations (incorporated from the Highway 100 Study action items):

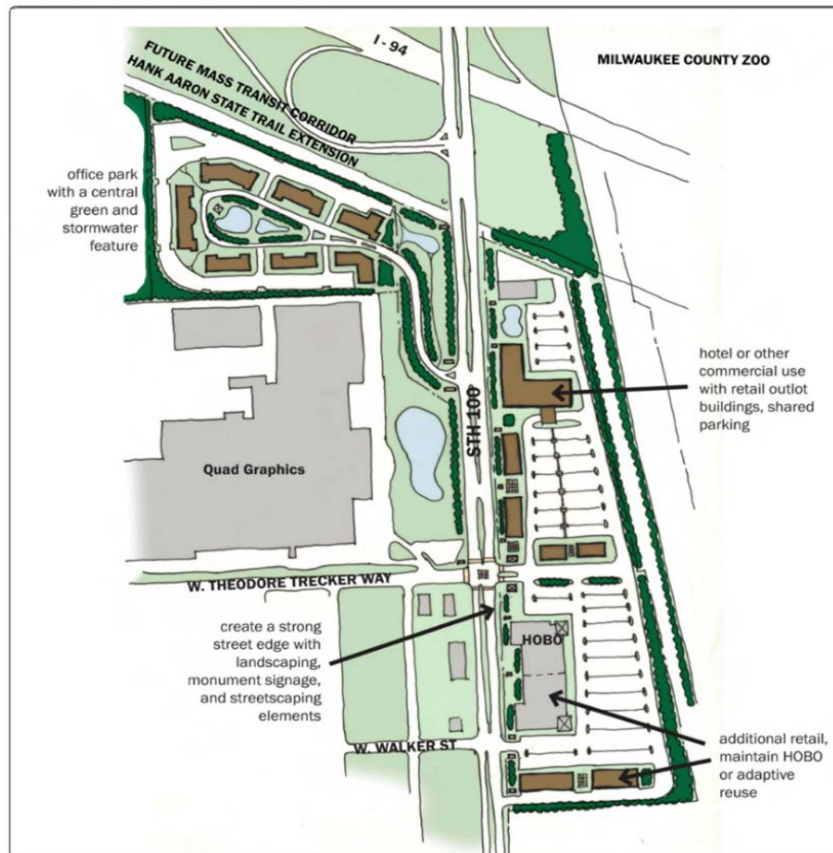
- Update the City zoning code and zone/align areas within the corridor with the land use plan. In general, maintaining a Commercial or Mixed Use/Commercial zoning designation along the corridor to achieve the goal of a vibrant mixed use places.
- Improving mobility without widening Highway 100. Access, connectivity and bike/ped accommodations - Investigate the potential for a secondary entrance/exits or cross-access with abutting property owners.
- Branding and Placemaking – incorporate the West Allis brand. Investigate opportunities to integrate gateway signage into the north gateway area.
- Create a high-quality mixed-use development that serves as a gateway into West Allis from the

north along Highway 100. Development concepts should provide an identity for the area with a strong street edge consisting of landscaping, buildings, fencing, or signage.

- Address underutilized sites and vacancy. Identify key areas for opportunity.
- Engage and communicate with stakeholders, property owners, brokers, neighborhood associations and market the vision
- Create favorable financial drivers to spur re-investment
- Reinforce site, landscaping, and architectural design standards.



Figure 9-4: Area 1 - Highway 100 Northern Gateway



Concept Area 2 – Northwest Industrial Area

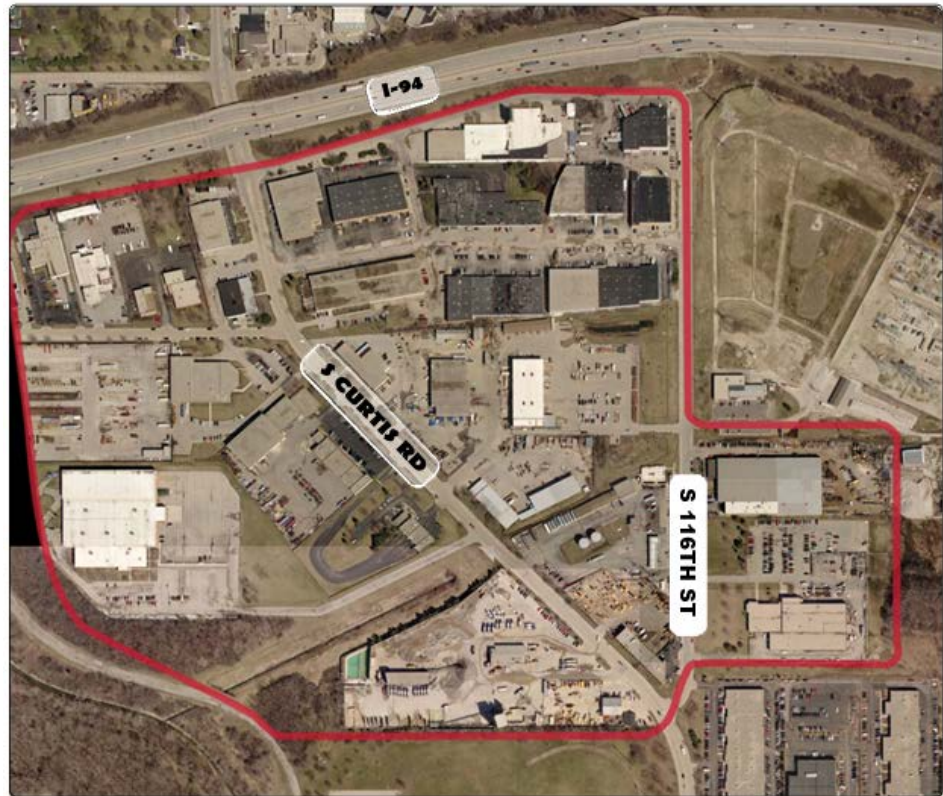
Objective

Utilize landscaping, fencing, and architectural standards to improve the area's appearance. Continue light industrial and office uses, but redevelop the property to reduce the traffic, noise, and dust concerns impacting the neighborhood.

Capitalize on the value of the adjacent park with high density residential. The site use could be housing, office, or mixed-use. Integrate high quality open spaces that link to the adjacent park.

As part of the City's site, landscaping and architectural design review process, Planning and Building Inspections worked with property owners within this area (such as Zignego, Poblocki Paving and Elite Environmental) on improving the appearance of their

Figure 9-5: Area 2, Existing conditions



respective properties as part of the special use process and sit, landscaping and architectural review process. In each case the properties were incrementally improved through site improvements, the addition of landscaping, sound walls so as to reduce noise, dust and odors associated with the existing or expanded operations.

Concept Area 3 – West Schlinger Avenue

Objective

Consolidate smaller properties along West Schlinger Avenue to provide redevelopment opportunities on the north side of the street. Continue to integrate the existing light industrial and multi-family uses east of 92nd Street, while requiring screening and improved streetscaping elements along the right-of-way. Single family, with targeted mixed-use development, should be encouraged west of 92nd Street. As properties are redeveloped, include a sidewalk along the north side of the street.

The 2040 plan recommends that the West Schlinger Avenue area continue to be a mix of commercial and light industrial uses primarily along the north side of the street. The area will continue to be a good incubator for burgeoning small businesses and expansion. The opportunity for Planning and Economic Development

will be to review existing zoning and land use considerations along this stretch to perhaps focus on additional light industrial opportunities.

Concept Area 4 – State Fair Park Greenway

Objective

Work with property owners and the State Fair to implement a streetscaping program that creates a memorable gateway into the City along South 84th Street. Encourage State Fair Park to continue to revitalize the buildings and “green” the parking lots. As buildings are replaced, set buildings back and complete the pedestrian linkage with a sidewalk to eliminate the need for the dirt walking path, and consider relocating the existing crosswalk that is not located at an intersection, to West Washington Street. Along the west side of the State Fair property, extend signature fencing and streetscaping along South 84th Street, north to the City limits, as well as install decorative streetlights, banners, and a gateway feature.

Consider assembling underutilized properties on the west side of South 84th Street, north of West Washington Street to the north city limits, for commercial and multi-family uses.

Figure 9-9: Area 4, pedestrian focus along S. 84th Street.

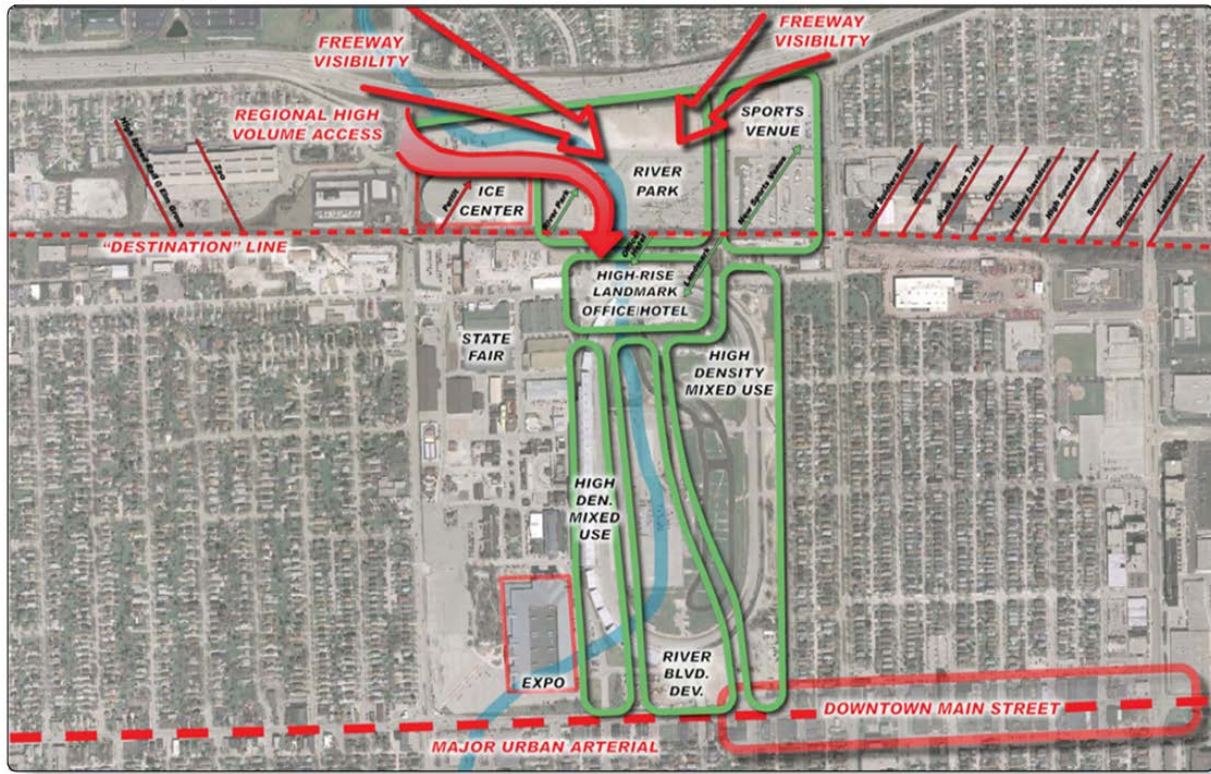


Concept Area 5 – Milwaukee Mile Corridor

The Historic Milwaukee Mile has been a West Allis cultural icon for over 100 years. Should the State Fair Park Board decide to not use the Milwaukee Mile land and abutting areas to the north and south for their current uses, what reuse options should be considered? One of the greatest challenges will be to achieve a delicate balance between the needs of State Fair Park operations and what remaining land could be made available for private redevelopment. As the City prepares the 2040 Comprehensive Plan, it is prudent that West Allis have an alternative plan for the future of this valuable and highly visible land, should auto racing no longer be viable. Just having another land use option, will at a minimum, also give State Fair Park some leverage in negotiations with the racing industry.

This Comprehensive Planning element will also offer a benchmark to evaluate the relative revenue-producing potential of auto racing, as compared to a major private redevelopment initiative.

Figure 9-10: Area 5, opportunities



Objective

Provide a vision for the Milwaukee Mile Corridor that adds significant value over the long-term, complements the State Fair site and uses, and integrates traffic patterns from an expanded I-94 corridor. Proposed development should complement existing City uses and link to the historic downtown main street.

Grand Vision Visible to more than 145,000 vehicles per day, the existing 127.5-acre Milwaukee Mile Corridor (85 acres of which are located within West Allis) represents a very recognizable site on the Interstate near the busiest highway interchange in Wisconsin. Located at the geographic center of the metro-Milwaukee area, this site could be a future transit stop along the rail line that connects downtown Milwaukee and Elk Grove and is surrounded by existing rooftops and neighborhoods. This highly valuable site, which could contain over \$1.2 billion in development value, has the potential to accommodate nearly eight million square feet of future improvements with inviting public open space that could bring life to the area year-round. This redevelopment could attract approximately 70,000 daily auto trips to the area.

Figure 9-12: Area 5, Existing Conditions



Specific Recommendations: Overall Site Vision

A central feature of this new vision is the opening – or daylighting – of Honey Creek, which is currently channeled underground. This site complements the uses and character of the State Fair area, while including major mixed-use developments that are integrated with regional attractions. Easy freeway access and the existing activities of the State Fairgrounds contribute to the redevelopment opportunities. The plan envisions development occurring over 20 to 30 years. The first phase would be the creation of two mixed-use buildings and a public plaza along West Greenfield Avenue, just south of the new riverwalk. Full build out of the proposed plan would provide nearly eight million square feet of development.

The plan recognizes that this ambitious level of development will take decades to achieve. However, there have been many projects in the region that have successfully achieved this type of long-range vision including, Bayshore Town Center, Milwaukee's lakefront, the Historic Third Ward, and the Milwaukee Regional Medical Center.

Specific Recommendations: View 1

West Greenfield Avenue and South 79th Street looking north over the newly opened Honey Creek

The foreground includes two new mixed-use buildings (ground floor retail and residential on the upper floors) surrounding a public green space. The park connects West Greenfield Avenue to the new riverwalk and creates significant views to the north. To the left of Honey Creek are new multi-story buildings, which could be entertainment or retail uses on the ground floor with office or residential uses above (this land lies just east of the current State Fair boundary). Along the horizon, two mid-rise towers serve as architectural landmarks from the freeway and would contain hotel and office uses. All streets are proposed as two-way with parallel parking.

Figure 9-13: Area 5 Proposed Development

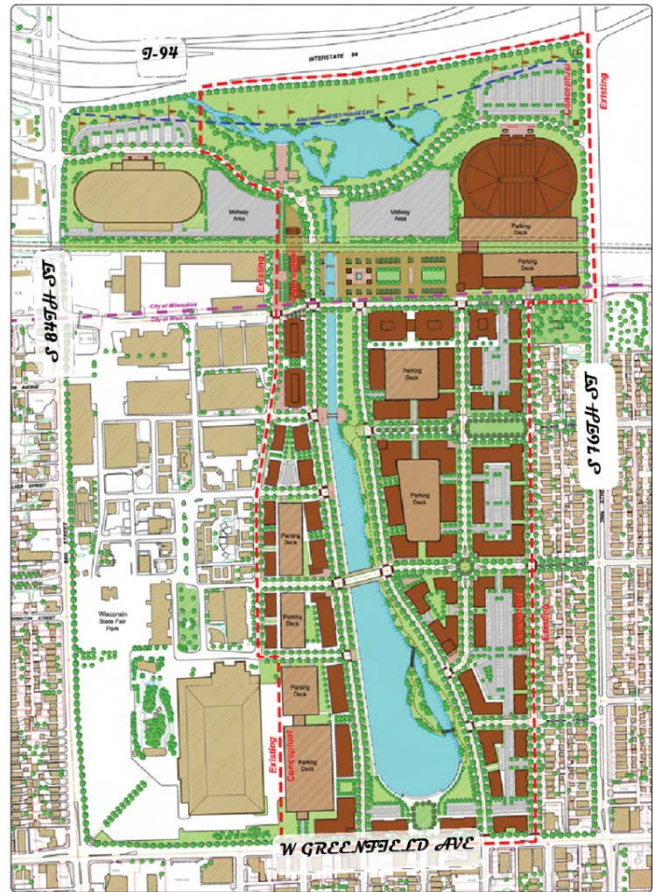




Figure 9-14: View 1 - Existing Conditions



Figure 9-15: View 1

Specific Recommendations: View 2

West Greenfield Avenue park looking north towards the freeway.

The new park, which could be included in the first phase of development, occupies land currently used for parking lots. The plaza's location is a "keystone," connecting the new riverfront development to the west edge of West Allis's historic main street. The plaza would be smaller, and have a more intimate feeling with cafes, off-street parking, and two mixed use buildings (the building on the west is shown here). In the background, the two mid-rise landmark towers would be visible from West Greenfield Avenue and the new plaza.

Figure 9-16: View 2 - Existing Conditions



Figure 9-17: View 2



Specific Recommendations: View 3

West Greenfield Avenue looking north.

The south end of the newly opened Honey Creek includes a riverwalk, an island, bridges, walking and bicycle paths, and opportunities for fishing, urban kayaking, wading, rowing, canoeing, and paddle boats. Along the shoreline “splash and spray” fountains offer an active water experience for children and families. Depending on final design details, wintertime ice-skating may also be feasible. The goal is to provide opportunities for a wide range of water-related activities that add to the destination character of the new development. New residents, businesses, and shoppers also have direct visual and physical access to the water. Buildings along the creek activate the pedestrian realm with retail on the ground floor, and offices and residential uses on the upper floors.

Figure 9-18: View 3 - Existing Conditions



Figure 9-19: View 3



Specific Recommendations: View 4

View of the riverwalk along west side of Honey Creek.

The newly opened Honey Creek becomes a “destination” amenity linking the park space along the freeway to West Greenfield Avenue. This view shows the west edge that includes multiple business and recreation opportunities, ample waterfront recreation areas, and options for entertainment uses. The midrise landmark towers and Freeway Park are visible along the horizon line. Over time, the image of this waterfront area will become linked to the existing downtown shopping district along West Greenfield Avenue. The waterfront street is proposed to be two-way with parallel parking.

Figure 9-20: View 4, Existing Conditions



Figure 9-21: View 4



Specific Recommendations: View 5

View above South 76th Street and West Walker Street looking west toward State Fair

The foreground shows the building footprints of the existing homes on the east side of South 76th Street. The west side would include new town homes or multifamily uses as part of a mixed-use district bordering the new Honey Creek. Parking would be located underground or in interior courts. West of the creek, new entertainment uses, and mixed-use buildings are located along the riverwalk. The existing State Fair buildings are shown in the background with new streets linking State Fair activities to parking and entertainment uses along the waterfront. Depending on how the design of I-94 impacts South 76th Street, a traffic pattern that directs traffic off South 76th Street and into the development may be necessary.

Figure 9-22: View 5 - Existing Conditions

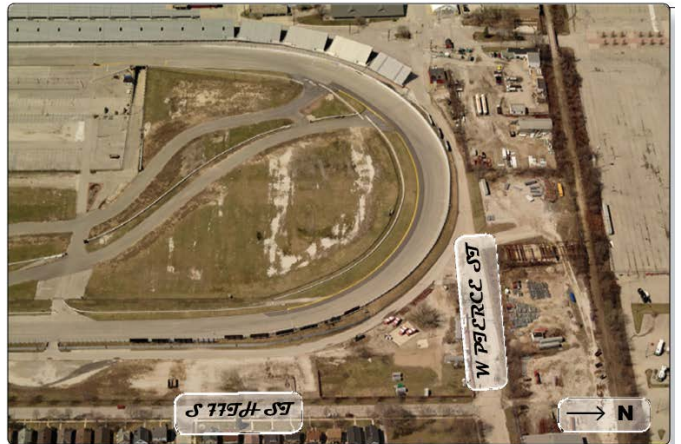


Figure 9-23: View 5



Specific Recommendations: View 6

Above the freeway looking south towards West Greenfield Avenue

The foreground includes a new destination park space, including a significant waterfront feature created by opening Honey Creek. The water feature serves both recreational and passive purposes. The west side of the park (right side of the picture) includes the Pettit Ice Center. The east side might include a destination entertainment venue, with high visibility from the highway. The center part of the development includes new landmark mid-rise buildings (hotels and/or offices) located along the current Hank Aaron State Trail, which could also serve as a potential light-rail connection. The new creek connects to the current State Fair gateway pylons and draws people southward to West Greenfield Avenue and the historic downtown area. New streets link the fairgrounds to new opportunities for parking and activities.

Figure 9-24: View 6



Concept Area 6 – South 76th Street Gateway

Objective

Consider redevelopment options that will increase the value and character of the area and accommodates a long-term option for a Transit Orientated Development transit stop. Establish design standards for redevelopment, parking, and circulation along West Walker Street and integrate portions of East Kopperud Park into the redevelopment. Allow for targeted demolition of underutilized industrial buildings to provide expansion or redevelopment opportunities for institutional uses, while integrating development with the Milwaukee office development to the north. Mass transit should be promoted as an asset for this site and the City.

Concept Area 7 – South 70th Street Gateway

Objective

Coordinate redevelopment strategies for the South 70th Street corridor to promote an office/educational corridor. Strategies should address parking and circulation, mixed-use and commercial development opportunities, and streetscaping elements that unify the district. Where possible, surface parking should be accommodated in parking structures.

The City must continue to work with property owners and the development community to implement these development strategies. Redevelopment of surface parking lots to reinforce the street edge along South 70th Street with retail, office, high density residential and mixed uses.

Recent updates toward the objective include working with a developer, Cobalt Partners, and the neighborhood on the Allis Yards project. The developer has purchased property within the corridor, demolished a former Allis Chalmers office building (East Office building) and plans to develop a new hotel (Home to Suites) and separate office and retail use with structure parking on the east side of South 70th Street. On the west side of South 70 Street, the same developer, has purchased the former West Allis

Figure 9-25: Area 6, Walker Street existing conditions, and Area 7, S. 70th Street Gateway

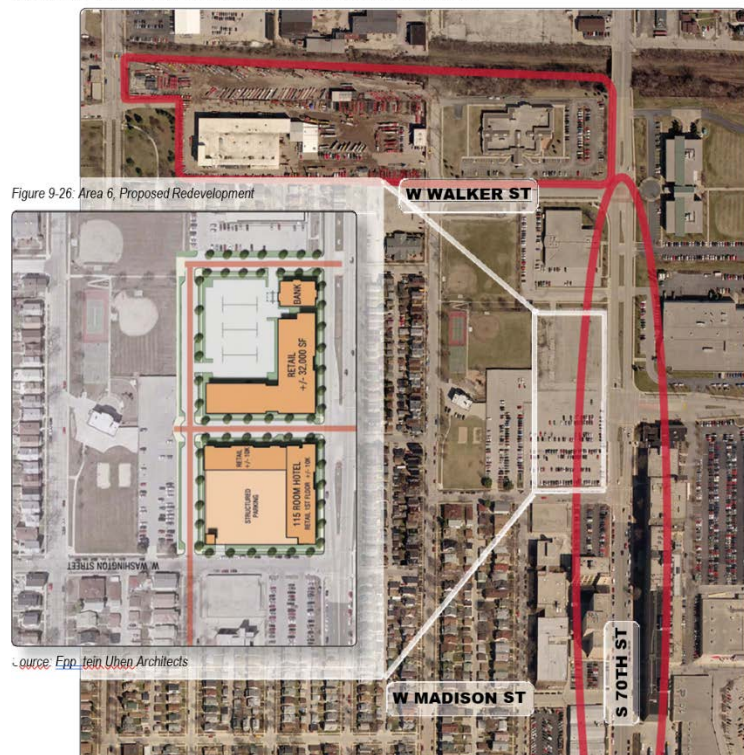


Figure 9-26: Area 6, Proposed Redevelopment



Source: Eppstein Usher Architects



West Milwaukee School District office building and associated surface parking lots, remodeled the 1135-1205 buildings. Within the ground floor of the 1135 building has opened an event venue, The Gage. Several tenants from the demolished east office building have relocated within the renovated office building. The expansion is planned to continue on the west side of South 70 Street and to the north of West Washington Street within a portion of McKinley Park and former school district parking lots. A multi-unit mixed use apartment building(s) could be integrated into a portion of the park and in return improved with new park amenities, landscaping, walkways and gathering space.

Concept Area 8 – South 60th Street Gateway

There is an opportunity to enhance existing office and light industrial development and attract new development opportunities within the area between South 60 Street and South 70 Street. The renovation of a former big box store to a high-end office building (Renaissance) on the west side of South 60 Street and a new medical clinic on the east side of South 60 Street (Whole Health) has help set the stage for what could also include a new street extension of West Washington Street

Objective

Provide a Washington Street east-west vehicular connection through the former Allis-Chalmers area and Wisconsin Department of Transportation storage facility, between South 60th Street and South 70th Street, to improve traffic circulation in the area. Integrate incompatible land uses by revitalizing or redeveloping the industrial buildings within the corridor. Buffer existing residential areas from new development and traffic impacts.

Figure 9-28: Area 8



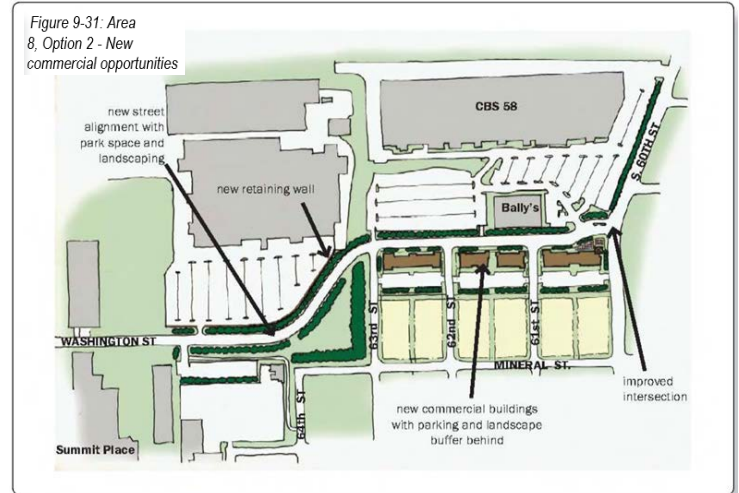
Figure 9-30: Area 8, Option 1 - Additional single-family opportunities



Two options for redevelopment have been prepared. The second option, which was preferred by the Comprehensive Plan Steering Committee and Plan Commission, features new commercial opportunities and matches the proposed future land use classification for the area.

Specific Recommendations

- Address underutilized sites and vacancy. Identify key areas for opportunity engage and communicate with stakeholders, property owners, brokers, neighborhood associations and market the vision.
- Consider additional redevelopment options for the Motor Castings property and properties to the north.
- Coordination with WisDOT on possible extension of West Washington Street to connect South 60th and South 70th Streets.
- As part of the capital improvement process, consider possible extensions to the residential street grid from South 61st, South 62nd, and South 63rd Streets to intersect with Washington Street. Include a landscape buffer as a transition to the residential neighborhood.
- Include either additional housing lots south of the extended portion of Washington Street, or new commercial uses with shared parking behind.
- Improve the intersection of Washington Street with South 60th Street, by including cross access to adjacent commercial uses.
- Revitalize the remainder of the Renaissance Faire (a former Sam's Club) building for a consistent architectural appearance and establish connections to the Hank Aaron State Trail.



Concept Area 9 – South 113th Street

Objective

Change in ownership, creative financing, grants and vision resulted in a dilapidated and contaminated industrial property (Home Juice) being removed and redeveloped into a new office building on the west side of South 113 Street

The area is located within TID 13.



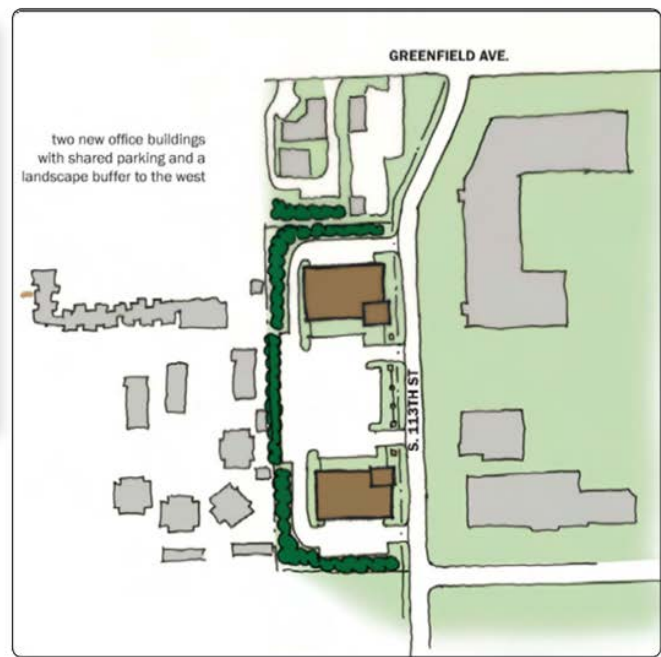
Specific Recommendations

- Continue to explore redevelopment opportunities along this street for possible commercial development that reinforces the street edge and complements nearby office and residential uses.
- Locate parking between the buildings, or along the side and back of a single building.
- Landscape the back of the site to create a buffer to the existing residential properties.

Figure 9-32: Area 9, existing conditions



Figure 9-33: Area 9 Proposed Concept



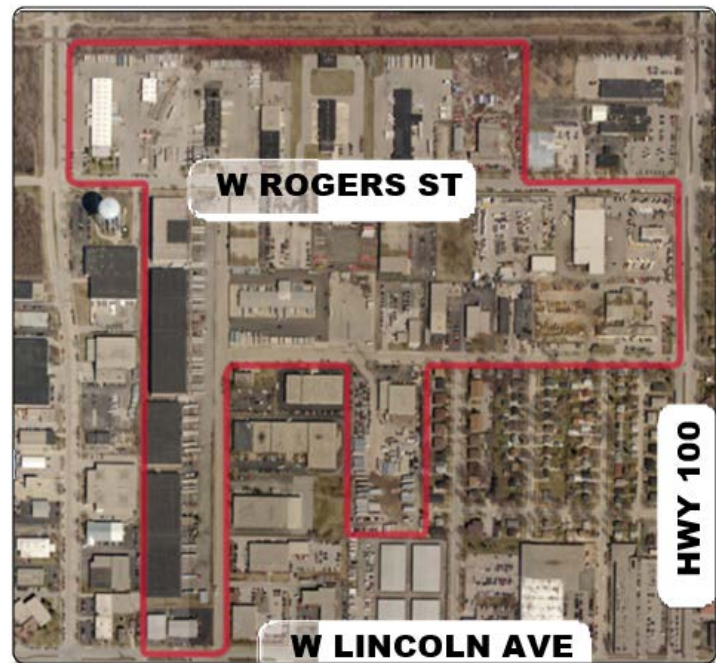
Concept Area 10 – Highway 100 and West Rogers Street Industrial Park

Objective

Improve the character of the business park by redeveloping underutilized properties. Transform truck terminals into light industrial and mixed-use developments by replicating successful revitalization within the area. Redevelop portions of the area to allow for a mix of future uses and planned development to reinforce the street edge along Highway 100.

- Diversify the mix of uses.
- Focus on increasing mobility, not traffic flow.
- Create mixed-use, walkable destinations.
- Give Highway 100 a unique brand and identity. Utilize current architectural standards for building renovations and new building and improve the streetscaping.

Figure 9-35: Area 10



Light industrial (116 and Rogers St)

Concept Area 11 – Highway 100 Corridor (West Greenfield Avenue, South to the Railroad)

Highway 100 has over 100 years of history, and due to evolving market and demographic changes, some areas have become less suited to their original purpose. The corridor also contains a varied mix of land uses including retail, commercial, light industrial, distribution, single-family residential, mobile homes, schools, and parks. Over time, these uses have evolved somewhat haphazardly, as demands on the corridor have changed. There are several areas of incompatible uses and adjacencies that would not typically be found in a more planned major transportation corridor, or adjacent to each other.

Overall, the Corridor consists of two zones, divided by the railroad at the West Allis Cross Town Connector. To the south is a relatively strong auto-centric commercial area with strong retail anchors like Home Depot, Menard's, Target, and several fast-casual national restaurant chains.

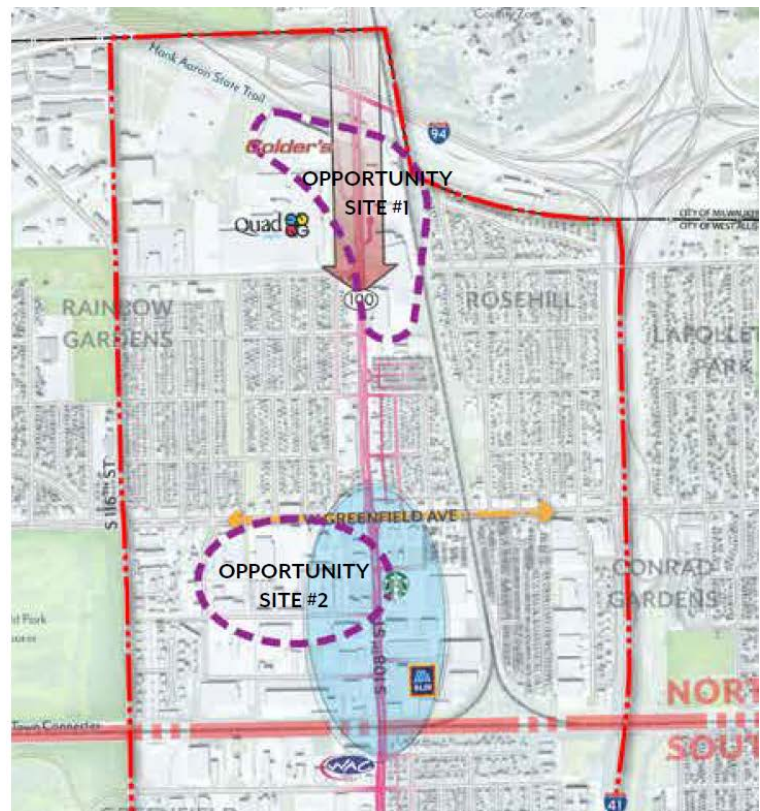
To the north is a second retail center at Greenfield Avenue, more recently plagued by vacancies of its anchor stores like the recently purchased HOBO, Pick 'n Save, and Sam's Club. In addition to the vacancies, much of this area is oriented to light manufacturing, distribution, and storage which are products of the area's industrial past.

Over the past 10 years, various economic factors have resulted in the closing of many North American stores; this has been true on Highway 100 and in the rest of the country. As a result, high performing retail areas in prime locations tend to remain strong, while weaker venues in less optimal areas tend to decline.

To respond to these structural changes in the market, the city will need to promote a broader mix of uses, including new retail venues, entertainment, new types of food and beverage, in addition to non-retail uses like office, residential, and in appropriate locations, flex retail.

To counter this trend, the Plan identifies two Opportunity Sites for redevelopment with the goal of creating a walkable mixed use environment not typically found within the Corridor today. Each site is phased with an initial development sized to the current market demand in the area. Later phases are also shown to illustrate the long term potential of the sites. They are called "Opportunity Sites" because they illustrate and test the development concept of a walkable pedestrian place in an otherwise auto-centric corridor.

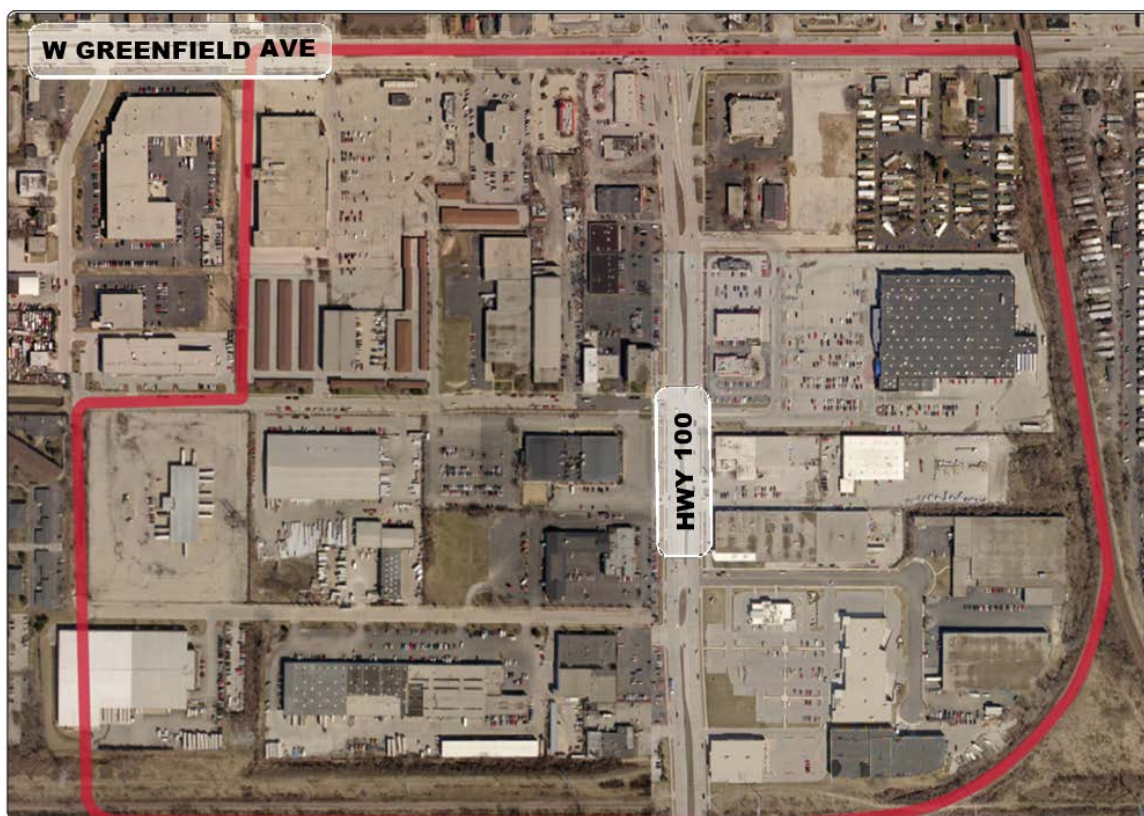
In 2019 the City of West Allis contracted a design firm to develop a long-term vision and re-development strategy for Highway 100. The strategy is grounded in a comprehensive market analysis and provides concrete development and policy recommendations. The following points highlight more specific objectives and recommended action items of the study.



Objectives

- Promote improving mobility without widening Highway 100 and improving parallel traffic routes.
- Connect parking lots and address missing street segments.
- As new sites become available, new streets and blocks should be introduced to create a more complete street grid to reduce the traffic burden on Highway 100 and provide more convenient alternative routes.
- Improving connections to the regional bike and multi-use trail network including the Hank Aaron State Trail as well as reconsidering a pedestrian bridge that connects West Allis Cross Town Connector.

Figure 9-38: Area 11



Recommendations (incorporated from the Highway 100 Study action items):

- Address underutilized sites and vacancy. Identify key areas for opportunity. Engage stakeholders, property owners, brokers, neighborhood associations and market the vision.
- Update the City zoning code and zone/align areas within the corridor with the land use plan. In general, maintaining a Commercial or Mixed Use/Commercial zoning designation along the corridor to achieve the goal of a vibrant mixed use places.
- Create favorable financial drivers to spur re-investment
- Improve Mobility, access, connectivity and bike/ped accommodations
- Branding and Placemaking – incorporate the West Allis brand identify
- Reinforce site, landscaping, and architectural design standards.

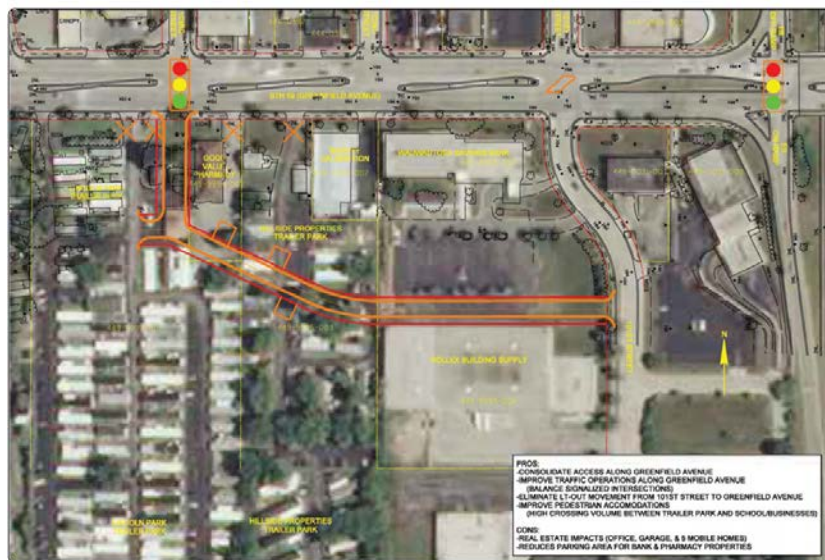
Concept Area 12 – South 101st to 103rd Street and West Greenfield Avenue

Objective

Increase the value of the area by preparing the long- term best use of this mixed-use concept area. Uses shall capitalize on the relationship to Greenfield Avenue and STH 45. Mixed-use and commercial uses should be explored, along with select removal of the trees along the highway if commercial uses are located immediately west of the highway in order to give visibility to those businesses. Consider a hotel use at this location.

Work with WisDOT to develop a new street alignment at South 103rd Street and West Greenfield Avenue to improve safety and utilize a signalized intersection as the main access onto West Greenfield Avenue. Maintain a connection to South 101st Street as right in/ right out and consolidate driveway access points along West Greenfield Avenue.

Figure 9-42: Potential realignment of S. 103rd Street



Concept Area 13 – West Greenfield Avenue and South 84th Street

Facilitating development is often complicated and unique. It requires economic analysis, and it involves multiple parties such as investors, lenders, financial consultants and outside legal counsel, all working towards advancing a project. In the case of 84th and Greenfield redevelopment area, the project involved several creative financial strategies and solutions, in order to attract a hotel development (often identified as a top goal within the City's strategic long-range plan).

Redevelopment of the 84th and Greenfield area included a combination of TIF, grants and creative financing. Together, these programs contributed to the development of a \$13 million new Hampton Inn and Suites and 9,000 sq. ft. banquet center.

Project costs associated with this TIF District have totaled approximately \$2.3 million to date. Those funds were used for acquisition and relocation of non-grant eligible properties, environmental clean-up and administration, including legal fees. As usual, the single-family homes were acquired by only voluntary acquisition. The vacant industrial facility was also acquired on a voluntary basis. The only property that was acquired by eminent domain (condemnation) was a dilapidated restaurant that had been vacant and for sale for over seven (7) years.



Objective

With the completion of Element 84, 203 market-rate apartments with 3,000 sq. ft. of commercial space, the objective will be to build upon the progress to date and enhance the character of Greenfield Avenue and South 84th Street corridors. Continued redevelopment of underutilized properties within the area. Redeveloping the area between West Greenfield and south to West National Avenue with high quality mixed-use development.



Figure 9-43: Area 13, looking south from Greenfield Ave



Figure 9-44: Area 13, looking north on S 83rd Street



Figure 9-45: Area 13



Specific Recommendations

- Assemble and consolidate underutilized and blighted properties, along South 83 Street and South 84 Street between West Greenfield Avenue and West National Avenue for high density residential and mixed use development.
- Through the redevelopment process and site, landscaping and architectural planning improve access and connectivity to the Radtke Skatepark on the corner of South 84 Street and West National Avenue



Concept Area 14 – West Hicks Street Corridor

Objective

Increase land values by emphasizing commercial or mixed-uses as this area redevelops. Encourage adaptive reuse of underutilized industrial properties with high quality residential or commercial development. Integrate new development with the scale and proportion of surrounding buildings and neighborhoods.

Figure 9-51: Area 14



Concept Area 15 – Six Points (Paradise Theater) Gateway

Objective

Enhance the gateway as you enter the Six Points area at West Greenfield and West National Avenues. Encourage continued investment in the area with improved shared accessible parking opportunities and building renovations and streetscape improvements. West Allis has lost many architecturally unique buildings in its past. During the past 10 years the City has successfully helped preserve the former Paradise Theater building as a culturally iconic landmark. In addition, the former West Allis State Bank property on the same intersection is an ideal property for an adaptive reuse project.

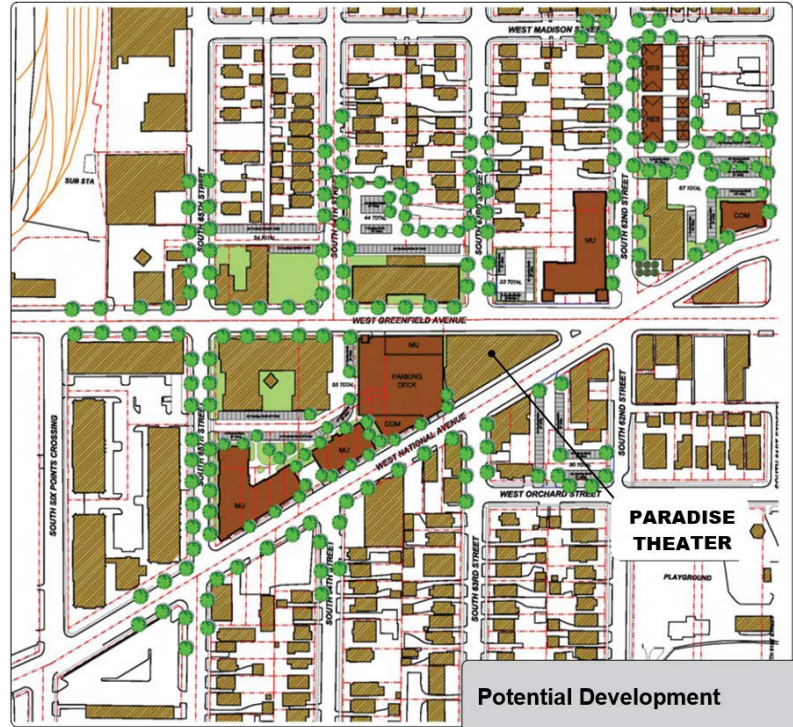


Specific Recommendations

- Preserve the historic character of the Wisconsin State Bank building within the Six Points Intersection.
- Explore the acquisition and clearance of the functionally obsolete properties to the west of the theater for the development of high-density residential uses, commercial, mixed-uses and/ or surface/structured parking.

- Look at strategic demolition or clearance of underperforming properties in disinvestment or disrepair.
- Include structure, underground, or surface off-street parking to address the area's future parking demands.
- Convert underutilized and excess parking areas, at the northeast corner of Six Points and convert to mixed-use.
- Encourage the assembly of properties north of the Paradise Theater for high density condominium and townhome development or commercial reuses.
- Develop additional residential units on vacant lots southeast of South 62nd and West Madison Street, such as owner-occupied condominiums, townhomes, or single-family.

Figure 9-54: Area 15, redevelopment option



Potential Development

New townhomes = 24 units
 Approx. new mixed-use/residential = 115 units
 Approx. new commercial = 49,200 sf
 Approx. new parking = 272 surface, 130 under-building

Concept Area 16 and 17 – South 68th Street and West Mitchell Street

Objective – Area 16

In 2013 the Community Development Authority (CDA) directed the Department of Development staff to prepare a Redevelopment Plan for 68th and Mitchell Redevelopment Area pertaining to the former Milwaukee Ductile Iron facility (closed in 2009), allowing the CDA to prepare undertakings and activities in the project area for the elimination and for the prevention of the development or spread blight.

The redevelopment plan, marketing efforts and creative financing tools were instrumental in securing a developer for the former 7.5 acre foundry property. UHS Universal Health Services began construction in 2020 on a 80,000-sf behavioral health hospital.

During the same time, CDA published a Request for Proposals for the Kearney and Trecker building at 6771 West National Avenue property and selected an interested developer, as the preferred developer of choice. While the COVID-19 pandemic has paused progress, the vision for the Building is to work with the Wisconsin State Preservation Office and the National Park Service to restore the building utilizing historic tax credits and ultimately resulting in the building being listed in the National Register of Historic Places. The building presents a complex set of design, preservation and adaptive use challenges. The restoration would create an architectural jewel that will pay homage to the industrial history of West Allis with the added representation of the City's future vision.

Culinary-tourism and agri-tourism have increasingly become a focal point for stakeholders in the Wisconsin tourism industry, and for good reason. Recently released data shows that the Greater Milwaukee area continues to be the state's largest tourism market and that the associated spending, labor income, and local tax revenue are increasing. As a whole, tourism in the Greater Milwaukee area supported 52,357 full-time jobs.

In addition, the adaptive re-use of this historic building as a home for established food manufacturers and an incubator for entrepreneurs will lead to meaningful job creation. Potential redevelopment of the former Kearney and Trecker building could also result in an investment of up to \$12 million to create commercial and office space with unique event space and up to 100 jobs. The project would utilize federal and state historical tax credits, other local or state grants, and will seek a new market tax credit allocation.

The goal of the project is to leverage the building's proximity to these nearby assets and as a multi-faceted events space, showcase high-quality food businesses within the building. This in turn helps both promote and enhance West Allis's regional draw and reputation as a high-quality food destination. As a part of the "district" of mixed and complimentary food-based businesses in the area, this type of collaboration between the public and private sector can build upon West Allis strengths and create a more cohesive identity.



Specific Recommendations

- Address underutilized Community Development Authority (CDA) sites:
 - Restore the 6771 West National Avenue building in a form and function reflective of its historical legacy. Introduce modern building infrastructure while preserving the historical architectural details. Introduce historical materials from the building as various forms of art (i.e. reuse discarded metal components as components for light fixtures, art pieces, planters, etc.).
 - Activate the building with current (maker) uses that involve a modern interpretation of its industrial past: example, activate the building with food production tenants, an event space, and kitchen incubation space.
 - Build a strong project identity that results in the project being a destination, attracting visitors and businesses to West Allis and serving as an additional catalyst for the immediate area.
 - Plan for the development of shared parking opportunities, mobility and pedestrian connections for a walkable neighborhood.
 - Explore the possibility of a bike and pedestrian trail along the north-south spur track.

Objective – Area 17

Provide family supporting jobs and quality living environments that are compatible with the surrounding neighborhood.

Two redevelopment scenarios were developed for this area. One option detailed Commercial and Housing opportunities, while the other was focused on light industrial reuse. The Comprehensive Plan Steering Committee and Plan Commission preferred the Industrial option, which has been reflected in the City's Future Land Use Map.

Figure 9-55: Areas 16 and 17



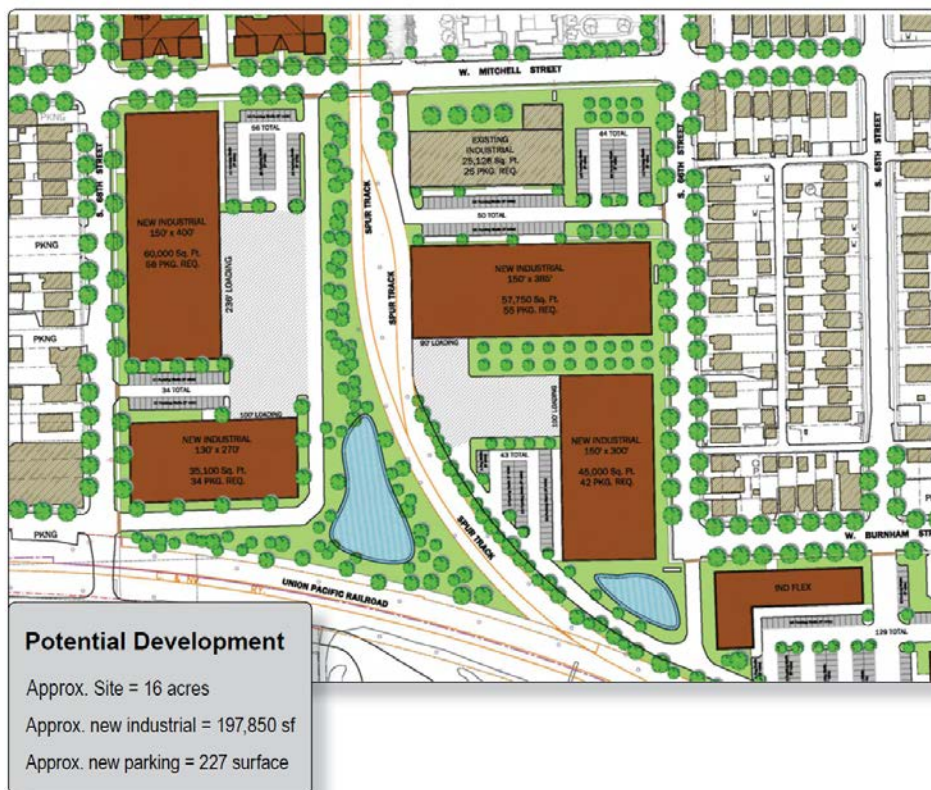
Specific Recommendations: Commercial and housing option

- Explore the possibility of a bike and pedestrian trail along the north-south spur track.
- Redevelop the existing industrial buildings at the southwest corner of South 66th Street and West Mitchell Street by extending the residential neighborhood into this area, should the existing industrial buildings not be deemed a feasible renovation.
- Consider a mix of single-family units and townhomes at the southwest corner of South 66th Street and West Mitchell Street (east of the railroad spur). Extend West Burnham Street to connect at West Mitchell Street.

Specific Recommendations: Industrial Option

- Allow adaptive reuse of the two-story office building as an alternative along the south side of South 66 St and West Mitchell Street, with light industrial or industrial flex space for the balance of the area.
- Develop office or light industrial buildings at the southeast corner of South 66th Street and West Burnham Street.
- Implement light industrial uses as an alternative along the south side of West Mitchell Street, west of the railroad spur (Figure 9-57).

Figure 9-57: Area 17 Concept, Industrial and industrial flex space option



Concept Area 18 – 1960 South 67th Place Industrial Park

Objective

The objective was to capitalize on the railroad access with future light industrial uses for this site. Buffer all development from the surrounding neighborhood to sustain values and maintain the residential character.

Numerous development proposals were reviewed throughout the years for the Juneau Highlands Business Park site, including a 150,000 sq. ft. electric foundry and a 124,000 sq. ft. industrial facility. Those options did not materialize, in part due to general economic conditions, availability of competing parcels in the market place such as Milwaukee's Menomonee Valley, changes in the real estate market as well as adjacent land uses, etc.

In 2016, the City began negotiations with Glenn Rieder, a company specializing in the design and production of architectural millwork, who was looking to construct a new facility within the Milwaukee area. Utilizing cash from the proceeds of deals supported by the City's community development entity called First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), the City was able to provide them with \$2,200,000 to cover gap construction costs and architectural services to help make the development possible. Approximately \$800,000 of additional FIRE funds was also utilized to cover real estate and environmental expenses. And lastly, \$75,000 of CDBG funds will be utilized to improve the unpaved portion of West Burnham Street and construction sidewalks to provide access to the new development.

Figure 9-58: Area 18, existing conditions



Ground was broken for the development in 2017. Glenn Rieder opened in February of 2018 and has received positive reviews of their development. The facility offers a state-of-art production line including digital blueprint system and automated painting and varnishing system. There remains opportunity for expansion of the company.



Concept Area 19 – South 60th Street and West Burnham Street/Beloit Road (Burnham Point)

Objective

This area may be referred to as Burnham Pointe Neighborhood. Objectives focus upon improving the character of West Burnham Street, West Beloit Road and South 60th Street through activating underutilized land uses, streetscaping, merchant/neighborhood organizations and facade improvements. The result being a thriving pedestrian orientated small-scale neighborhood commercial area that serves residents while maintaining existing light industrial uses that provide jobs for the community.

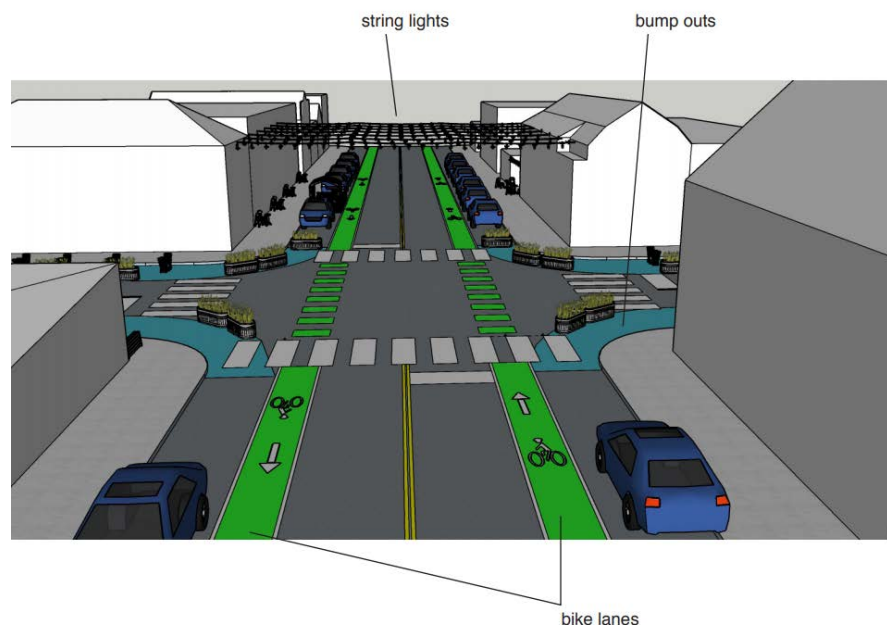
In the fall of 2019 the City partnered with to conduct a Better Block Foundation an urban design non-profit, to initiate revitalization efforts in the City's Burnham Pointe district in the area of south 60th Street and West Burnham Street West Allis' Burnham Pointe area was selected due to its potential as a destination area. With independent businesses, vibrant restaurants, and diverse population, Burnham Pointe is well positioned for residential and economic growth. Primary objectives for this area are to inspire neighbors and businesses to reimagine the public space in this corridor and empower those who reside here with the tools and knowledge to create usable community gathering spaces in the area

All of the projects implemented for the street festival were temporary and intended to give the community a sample of what creativity and hard work can accomplish. Deliverables included:

- Creating bike lanes to protect cyclists and pedestrians and help slow traffic
- Installing bump outs and bus bulbs to support the safety of transit riders and streamline traffic congestion
- Adding additional outdoor lighting
- Creating a food truck court and kids' play area to invite families to gather and linger in the neighborhood
- Building additional seating
- Placing planters in the area to add color and create green spaces
- Installing cafe seating by popular restaurants
- Inviting food trucks, musicians, and pop-up vendors to join the festival

Specific Recommendations (Updated with Better Block After Action Report)

Figure 9-62: Area 19



- Burnham Pointe needs spaces designed for community gathering. Repurpose/improve underutilized City gravel lot for a small park that may include play equipment, greenspace, pedestrian connections, electrical service for possible inclusion of musicians, food vendors or food truck staging.
- Coordinate efforts with City Engineering Department to develop improved streetscaping including bicycle and pedestrian accommodations through the capital improvement process.
- Consider creation of a merchant association to coordinate with the City on programming of the city-owned gravel lot that bring the community together.
- Create an Economic Development incentive program for facade updates and overcoming barriers of updating buildings to code for area businesses. The City should also require that with the facade improvements, there needs to be permeability of ground-floor commercial businesses. Identify the spaces that are creating holes in the intersection's activation and work with property or business owners to find solutions.
- Redevelop or revitalize properties southwest of the intersection of South 60th and West Burnham Street through acquisition or façade improvements. Assemble land for development: Consider acquisition of the duplex to the east of the city owned lot.
- Along West Beloit Road encourage commercial and/or light industrial uses that serve area residents while providing jobs for the community.



BURNHAM POINTE BETTER BLOCK AFTER-ACTION REPORT

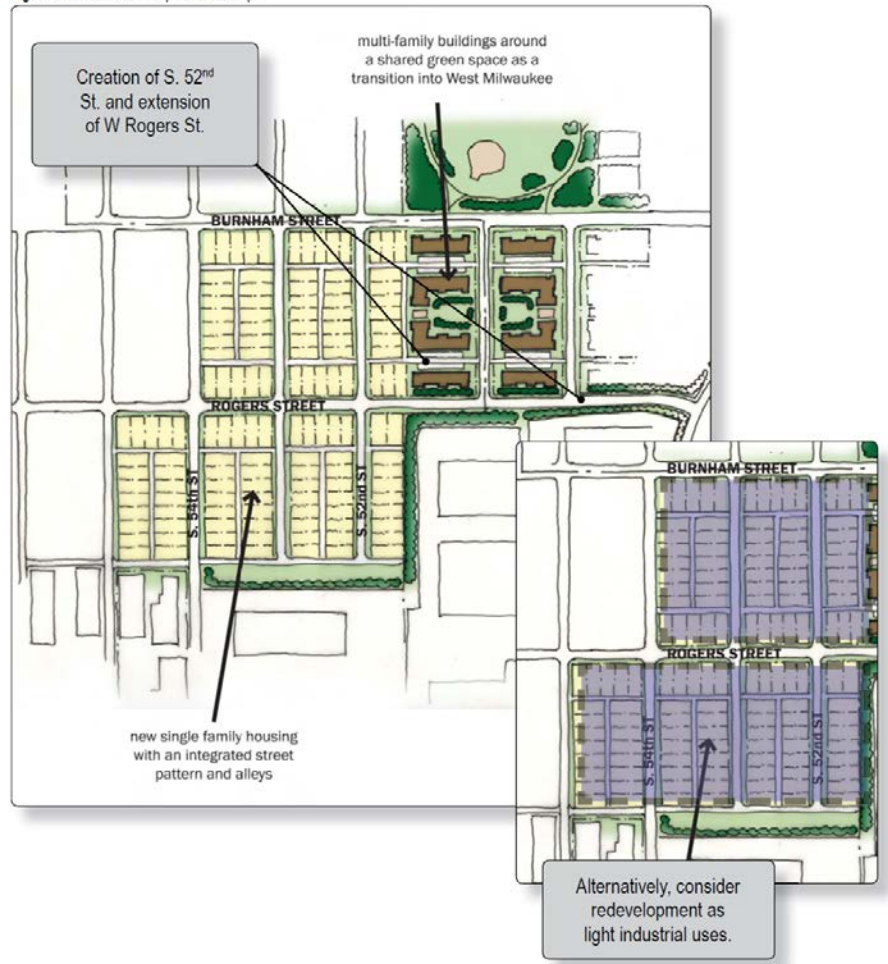
Concept Area 20 – South 54th Street and West Burnham Street

Objective

Increase the value of the neighborhood by redeveloping underutilized parcels with light industrial uses. As an option to light industrial, a single to higher density housing redevelopment could be evaluated along West Burnham Street in proximity to West Milwaukee Park as a transition to West Milwaukee. However, given proximity to the existing waste transfer station and more recent light industrial development both in West Milwaukee and west of the former Teledyne site on South 53 Street light industrial development is likely the best redevelopment option.

The Comprehensive Plan land use map reflects industrial land use as the preferred option.

Figure 9-66: Area 20 Proposed Concept



Specific Recommendations

- Coordinate redevelopment to explore light industrial uses on the former Teledyne site just east of South 53 Street and south of West Burnham Street
- Integrate landscaping and stormwater management best practices to improve the character of the area regardless of the use and use landscaping to transition between varied uses.
- Maintain all street connections through the neighborhood.
- Consider modifying or relocating the waste transfer station to mitigate adverse odor effects.

Concept Area 21 – Honey Creek Redevelopment

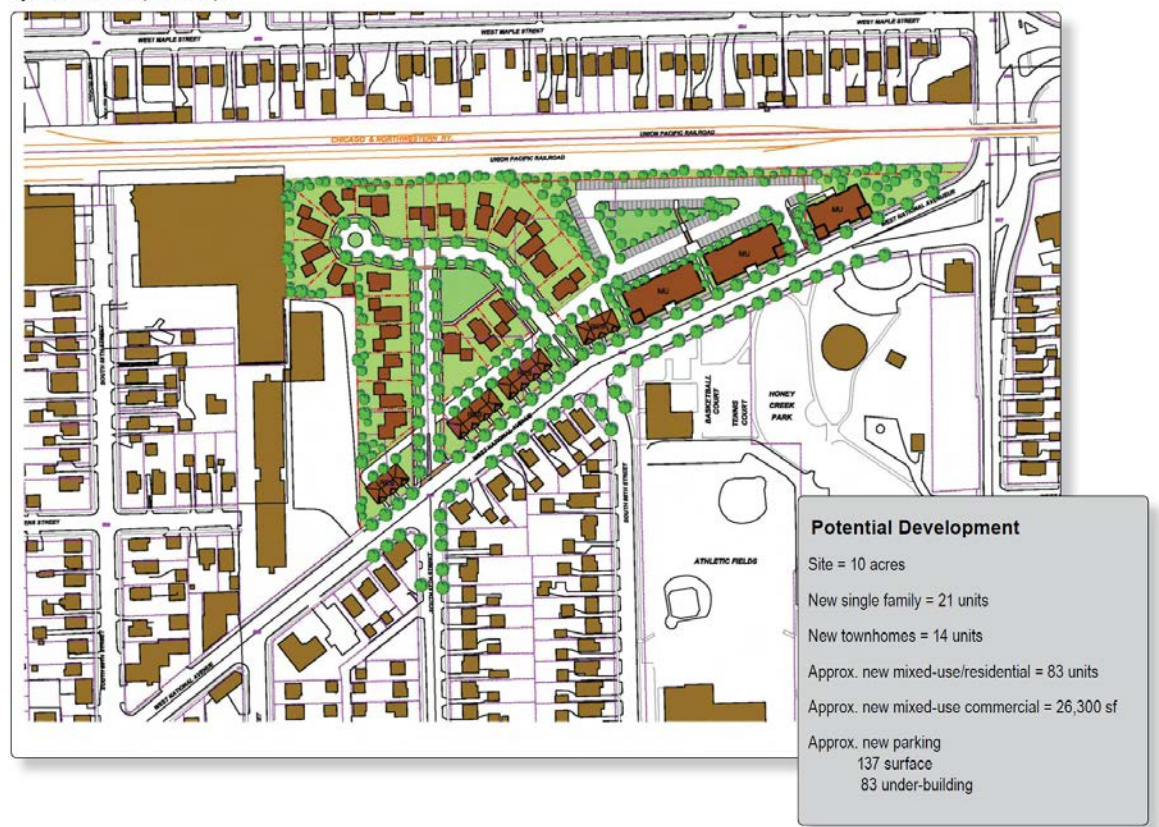
Objective

Identify redevelopment opportunities that improve the character of the area, build on the improvements of the park, and increase land values. Development should be compatible with surrounding uses while creating a signature project along West National Avenue.

Specific Recommendations

- Develop multi-family housing along West National Avenue with single family units on the northern part of the site.
- Allow commercial retail or commercial office uses on the first level of the multi-family buildings with uses that serve area residents.
- Integrate a shared green space with the single-family units.
- Locate shared parking behind the multi-family units with landscaping as a buffer to the single-family units.
- Locate street accesses across from existing streets to the south when possible.

Figure 9-70: Area 21 Proposed Concept



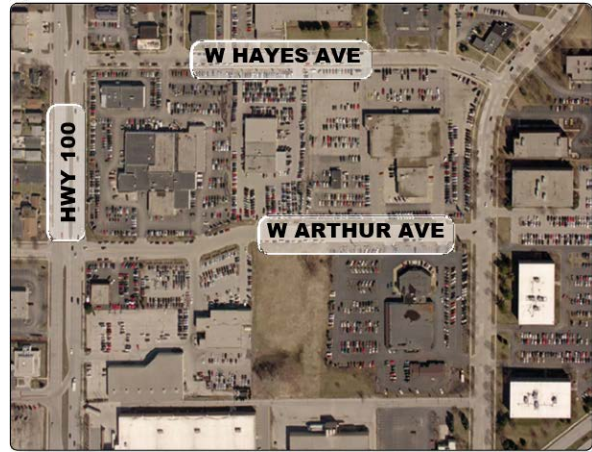
Concept Area 22 – South 106th Street and West Arthur Avenue

Objective

As auto sales have consolidated within an area between West Hayes Avenue and West Arthur Avenue and just east of Highway 100 and west of South 102 Street, consider down zoning changes outside of this boundary to maintain an environment for continued growth of office, medical and hotel and possible destination entertainment development.

When redeveloping the parcels along Highway 100, minimize the number of curb cuts and encourage access from the east/west streets, West Arthur and West Hayes Streets.

Figure 9-71: Area 22



Concept Area 23 – West Allis Memorial Hospital

Objective

Maintain a full-service acute care hospital on the campus, with program/service development and expansion based upon the needs of the population that is served by the facility. Plan for additional space needs for medical services, physician offices, and surface and structured parking. Consider the acquisition of land to supplement what already exists as part of the campus. It is envisioned that the campus would be enlarged to the east along West Lincoln Avenue, up to the WA Central parking lots, and to the west along West Lincoln Avenue to South 92nd Street.

Figure 9-72: Area 23



Development and/or expansion should complement the scale and character of the neighborhood, including building scale and style, parking design and location, landscaping, and streetscape elements along West Lincoln Avenue.

Concept Area 24 – South 76th Street and West Beloit Road

Objective

Improve the intersection with an emphasis on mixed-uses that have a neighborhood character. Include off-street parking, open space features, and improve traffic circulation.

Improved traffic calming techniques should be reviewed for north-bound traffic on South 76th Street.

Work with property owners as they want to redevelop their properties and encourage new developments to maintain a street edge with construction of buildings along property lines.

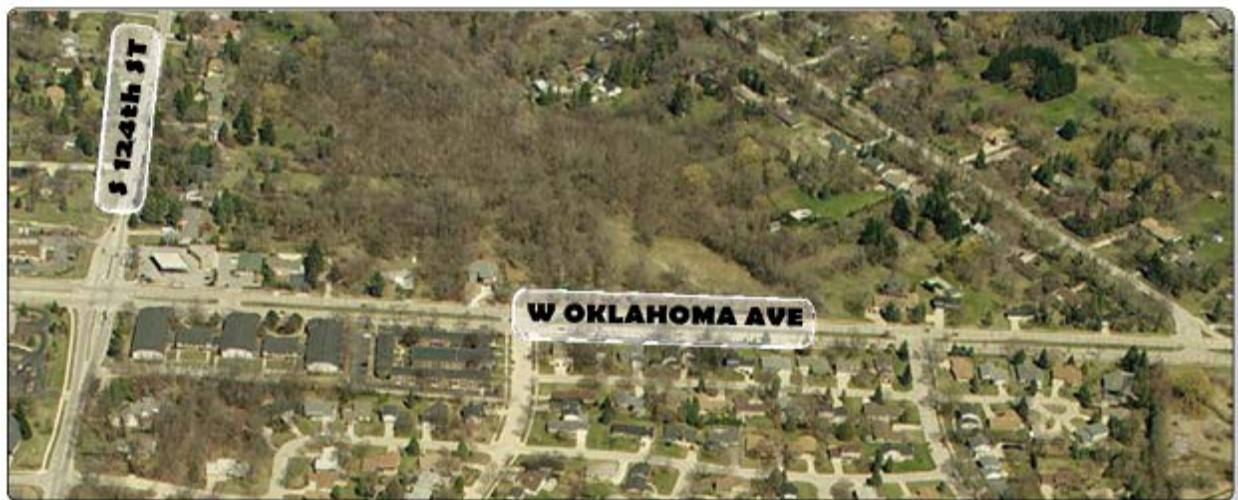


Concept Area 25 – West Oklahoma and 122nd Street and Waukesha Road

Objective

Consider land assembly for new single-family housing opportunities for the southwest area of the city by reconfiguring parcels. Condominiums could also be considered within this area. Integrate small neighborhood park(s) and trails where possible.

Figure 9-74: Area 25



Concept Area 26 – Highway 100 and Oklahoma (former Hub Chrysler)

Objective

Part of this site has been redeveloped to provide an internal street connection and pedestrian walkways to improve the safety and efficiency of traffic in the area. However, there is a 5.5-acre portion of the site that remains undeveloped. Past development proposals for this remaining part have included public self-storage and vehicle dealer storage lots which are neither permitted nor part of the future vision for the Highway 100 corridor.

Consider down zoning the parcel to a lower commercial district (like C-3, Community Commercial), and work with the current ownership on potential commercial, office, medical or multi-family and mixed use redevelop options for the remaining piece of land. Include pedestrian connections, landscaping elements, and shared parking areas to serve all property owners.

Figure 9-75: Area 26



Concept Area 27 – South 116th Street and West Morgan Avenue

Objective

This vacant 14-acre parcel of land is currently used as the City's Public Works leaf and brush storage site. Consider relocating the storage yard to another location and consolidating with the City of Greenfield's leaf/brush site.

This parcel provides a unique opportunity to develop a residential neighborhood while adding tax value to the City. Develop the underutilized parcel as residential, with higher density condominium units adjacent to South 116th Street and single-family units for the remainder of the property.

Figure 9-76: Area 27



A minimum of 7,000 square foot lots should be considered for the single-family units and sidewalks integrated throughout the development to provide a traditional neighborhood feeling. Include a shared open space feature that serves the residents in the area, a trail that links to the Oak Leaf trail, and alternative stormwater management techniques.

Figure 9-77. Area 27 Proposed Concept



Chapter 10: Land Use

Land use planning efforts in the City of West Allis seek to outline the ideal form of the built environment and determine what types of activities and densities should be allowed. This chapter, along with the chapter on redevelopment opportunities, will serve as a primary tool for guiding future growth and development in the City.

The land use element is based on standards which reflect the desires of community residents, committee members and elected officials, and proven principles in community development, environmental preservation, and cultural renewal.

Several factors of growth are explored in this element, including social, economic, and physical factors. Social factors include those which provide or maintain community character such as gathering places or civic identity. Economic factors include job creation and retention, municipal expenses and revenue, and land value. Physical factors include the actual development of the land (how it appears and feels, what types of development are permitted, and where development is located) and natural characteristics such as soil and water quality, sensitive environmental features, and habitat areas.



Land use recommendations can be successfully implemented when looking at all three areas of growth. Diverse and healthy communities achieve a balance of these growth types to provide a quality environment for its residents. Together these factors influence current residents, business owners, and the community's marketability to new residents and businesses.

The land use element holds particular significance in comprehensive planning due to Wisconsin's comprehensive planning law. The law requires that the administration of zoning, subdivision, and official mapping ordinances be consistent with the comprehensive plan. The land uses identified in this element shall govern the zoning decisions made by the City for the duration of the plan.

GOALS & OBJECTIVES

West Allis includes a rich mix of uses that should be preserved and enhanced through preservation, redevelopment, and the implementation of sustainable practices.

Goal: Encourage continuation and future development of compatible land uses within our urban community.

Objective 1: Encourage Compatible Infill Projects. Encourage complementary design of all infill development.

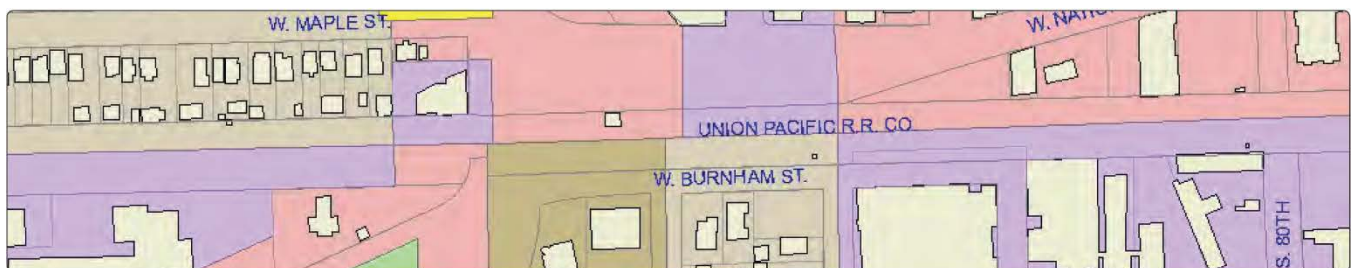
- **Recommendation 1.1:** Recommend all housing rehabilitation and new construction projects to be compatible with the historic character of the neighborhood.
- **Recommendation 1.2:** Encourage mixed density and dwelling types as a means of diversifying the housing stock.
- **Recommendation 1.3:** Encourage compatible scales of development when locating commercial next to housing.
- **Recommendation 1.4:** Develop design guidelines for residential neighborhoods based on the period of construction and architectural style.
- **Recommendation 1.5:** Explore opportunities for parcel consolidation to allow for greater flexibility to meet market demand.

Objective 2: Support a Mix of Uses in the Community. Continue to support the presence of a strong mix of uses.

- **Recommendation 2.1:** Redevelop underutilized parcels throughout the City to integrate commercial uses with public amenities.
- **Recommendation 2.2:** Continue to consider market demand for commercial, industrial and housing uses when planning future development projects.

Objective 3: Preserve Existing Residential Character. Preserve existing single family and multi-family housing character within residential neighborhoods and corridors unless poor maintenance requires demolition.

- **Recommendation 3.1:** Utilize the City's historic preservation and architectural review tools to help preserve the character of existing residential neighborhoods.

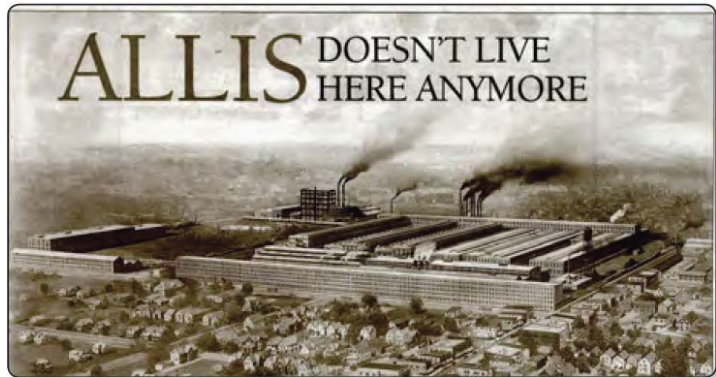


Objective 4: Support Sustainable Redevelopment Projects. Incorporate sustainable building and stormwater techniques into redevelopment projects.

- **Recommendation 4.1:** Identify sites where stormwater best management practices, including rain barrels, rain gardens, bioswales, porous pavement, recessed parking islands, and native plantings can be implemented.
- **Recommendation 4.2:** Encourage sustainable building practices for redevelopment throughout the City.
- **Recommendation 4.3:** Consider the adoption of a Green Building Code, which might include aspects of water conservation, graywater reuse, energy production and pedestrian-oriented amenities, to promote sustainable development.

Objective 5: Establish Appropriate Buffers and Transitions. Create appropriate buffers and transitions between uses.

- **Recommendation 5.1:** Implement the City's Zoning Ordinance site and landscaping requirements.
- **Recommendation 5.2:** Encourage appropriate transitions in building scale and character from commercial corridors to residential neighborhoods.
- **Recommendation 5.3:** Direct traffic to the major street system to prevent traffic from over-utilizing residential streets.
- **Recommendation 5.4:** Provide adequate off-street parking and loading facilities that are screened from public view.



Objective 6: Reinforce Public Spaces with Redevelopment Opportunities. Redevelop underutilized sites to provide out lot opportunities that reinforce the public space of the corridor.

- **Recommendation 6.1:** Include public open spaces and landscape features to divide large parking lots and serve as transitional spaces.

Objective 7: Ensure Adequate Circulation throughout the City. Ensure adequate and accessible circulation and parking to and within future development projects.

- **Recommendation 7.1:** Encourage shared parking between merchants where feasible.
- **Recommendation 7.2:** Consolidate curb-cuts, where possible, to provide a safe and efficient traffic system.
- **Recommendation 7.3:** Locate new buildings along the right-of-way with parking behind or between buildings, as parcels redevelop.
- **Recommendation 7.4:** Provide linkages between employment centers and nearby housing to allow residents to walk and bike between uses.

- **Recommendation 7.5:** Create wayfinding elements and establish bicycle and pedestrian linkages between housing areas, schools, and nearby parks.

Objective 8: Support Collaborative Downtown Improvement Efforts. Continue to foster the development of West Greenfield Avenue as a main street destination.

- **Recommendation 8.1:** Implement streetscape improvement projects which uniquely identify the downtown.
- **Recommendation 8.2:** Support the Main Street program and the Downtown West Allis Business Improvement District.
- **Recommendation 8.3:** Continue to work with property owners on façade improvements through façade grant and loan programs.
- **Recommendation 8.4:** Create visible linkages, such as wayfinding signage, between downtown storefronts and parking lots.



Objective 9: Promote transit-oriented development. Support high-density mixed- use development in corridors and districts that have potential to utilize mass transit.

- **Recommendation 9.1:** Support the existence of mass transit within the metro Milwaukee area.
- **Recommendation 9.2:** Review the City’s Zoning Ordinance for compatible land use and zoning to ensure that high density is permitted along a potential mass transit corridor.

Objective 10: Land Use Implementation. Use this plan as a basis for reviewing development applications and as the foundation for re-writing the City’s Zoning Ordinance.

- **Recommendation 10.1:** Re-evaluate the City’s Zoning Ordinance and Site, Landscaping and Architectural Review Guidelines.

SUSTAINABLE APPROACHES

Sustainable practices and techniques should be used in all neighborhoods and districts to reduce negative environmental impacts, reduce private and public costs, and improve the ecological and economic stability of the city. Land use decisions should consider how sustainable techniques can be integrated into building development, building rehabilitation, site development, open space preservation, infrastructure upgrades, and transportation linkages.

The City should encourage the inclusion of “green” building standards, such as Leadership in Energy and Environmental Design (LEED), Energy Star, and similar energy-saving practices, into the Zoning Code, developer agreements, and other regulatory programs.

Natural Landscape and Environmental Features

Natural areas should be preserved and protected to create value for the area and provide linkages between natural features. When possible, utilize green infrastructure to connect open spaces, natural features, and park areas to provide an interconnected system of natural areas. Some of the linkages can provide pedestrian and bicycle routes as alternative modes of transportation.

Figure 10-1. Example of Bioswales for Water Filtration.



Site Planning and Development

Sustainable strategies and techniques should be incorporated to break up large, paved areas, provide amenities for residents and visitors, and reduce the amount of runoff in existing and future development. On-street parking and shared parking areas should be encouraged to reduce the number of paved surfaces. Reuse existing structures when possible or develop new buildings with sustainable materials and energy efficient building systems. Technical examples may include:

- Increasing the quantity of landscaping required within parking lots and incorporating techniques such as bioswale islands with curb cuts to allow water infiltration or clustering landscaping to ensure survival and increase infiltration capabilities. Figure 10-1 illustrates the concept of bioswale island in parking design.
- Identifying opportunities for shared parking and encouraging clustered development, as a means of improving traffic flow through reduced curb cuts, limiting short vehicular trips between businesses, and decreasing the number of impervious surfaces.

Sustainable Infrastructure

There are several infrastructure-based programs and upgrades that could have a significant impact on the economic, ecological, and social health of the community. Utility, water and sewer, and transportation systems are part of the underlying infrastructure upon which communities are built. Identifying ways to improve the efficiency of these systems is critical to ensuring more sustainable practices in the future. Potential opportunities for the City of West Allis include:

Figure 10-2. Example of Solar Photovoltaic Panels.



- Exploring opportunities for passive energy production with We Energies. Potential programs could include:
 - Solar photovoltaic (PV) partnerships with government, business owners, or residential property owners (Figure 10-2 provides an example of solar PV panels)
 - Expanding wind turbine programs within productive wind zones, including large scale turbines and smaller residential turbines (often referred to as “urban turbines”)
- Assessing water usage within the community and identifying opportunities for reducing the reliance on the municipal water system. For example, implement a rain barrel program, provide an option for non-potable water to be used for irrigation needs, or implement and educate others about xeriscaping - landscaping that utilizes native/adapted plants and requires little to no irrigation.

- Identify opportunities to educate commercial, industrial, institutional, and residential users about on-site water-saving practices, including the provision of resources and demonstration projects. The City can demonstrate the effectiveness of waterless and/or water- efficient features by installing fixtures in municipal bathroom or kitchen facilities.
- Consider new types of transportation infrastructure, including the type of material used on roadways (Figure 10-3) and the design of new or reconstructed roads. Potential efficiencies could be gained through minimizing stormwater runoff impacts, as well as ensuring roads can accommodate a variety of transportation methods beyond vehicles (bicyclists, pedestrians, and/or neighborhood electric vehicles).

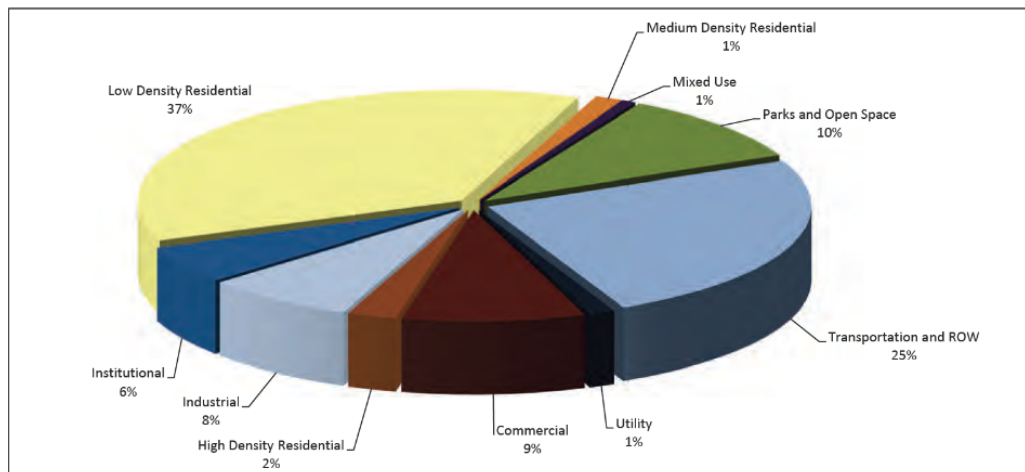
Figure 10-3. Example of Porous Pavement



While the outlined approach to sustainability is diverse, it does provide the City with a variety of ways to improve its infrastructure through the public and private sectors, as well as in the short and long-term.

EXISTING LAND USE

Figure 10-4. Existing Land Uses in the City of West Allis (2009)



Figures 10-4 and 10-5 illustrates the existing land uses found in the City of West Allis as of 2009. The City is characterized by a high quantity of residential properties, with supporting uses scattered throughout the community. Housing - including low density, medium density, and high density - accounts for 40% of land in the city. Commercial uses are located primarily along I-894 / Highway 100 and in the northeastern portion of West Allis. These uses comprise approximately 9% of the land, while institutional lands comprise about 6%.

Parks and open space lands comprise approximately 10%, with transportation (including streets and right-of-ways) and utility uses amounting to about 25%. Lands identified as mixed use totaled at about 1%. The City is fortunate to have a significant industrial base, with 8% of the City land uses being for industrial or manufacturing uses.

Figure 10-5.

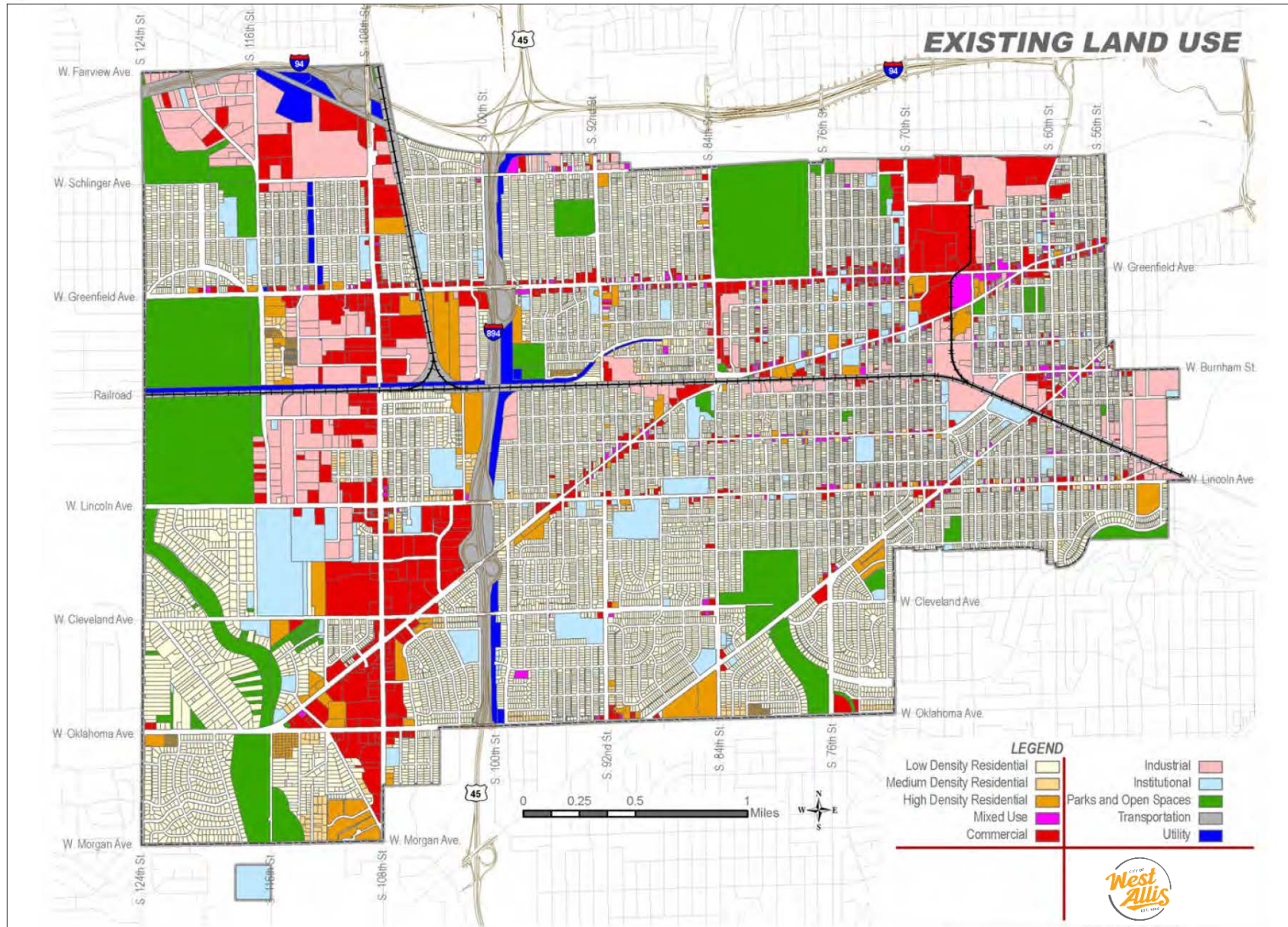
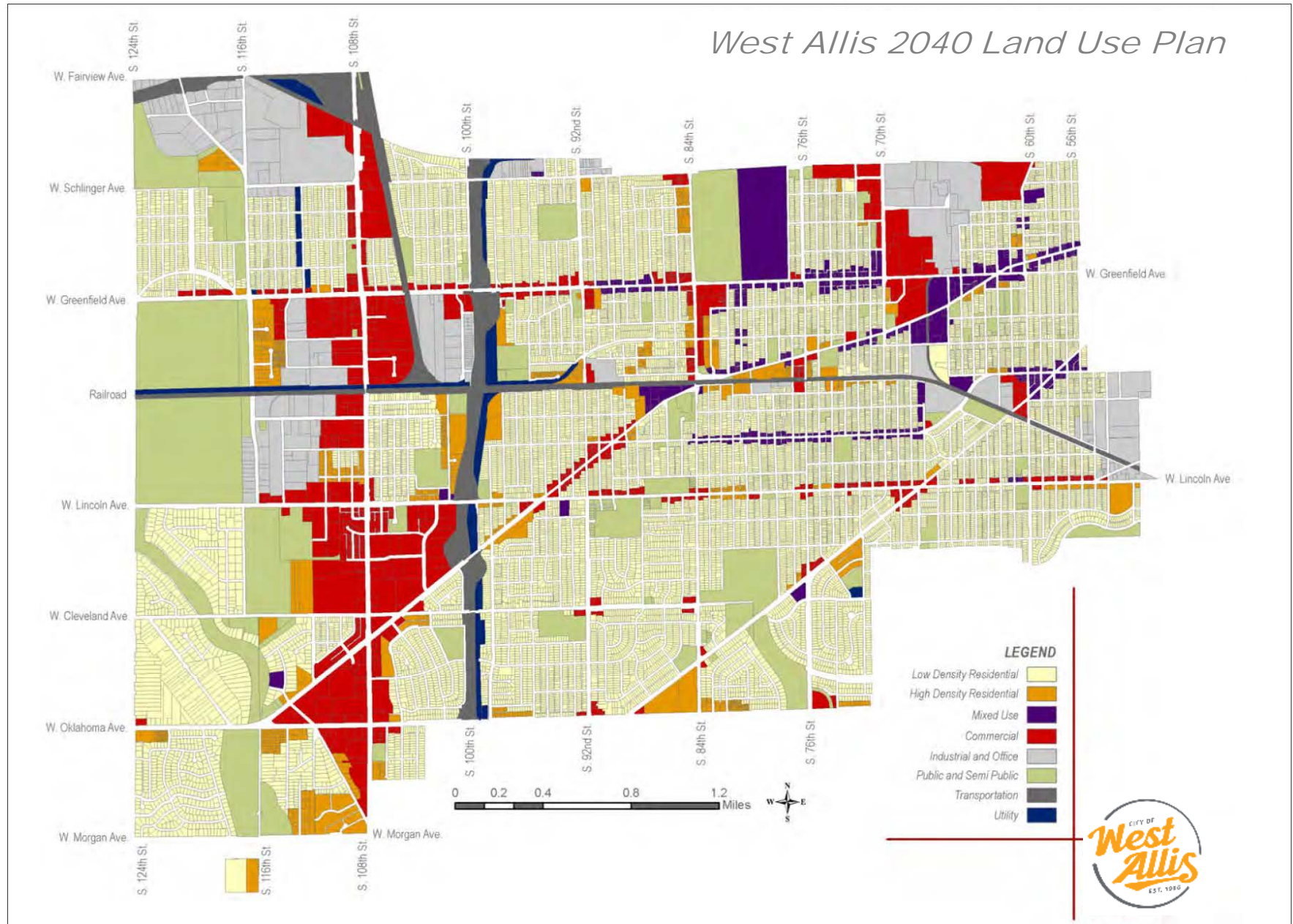


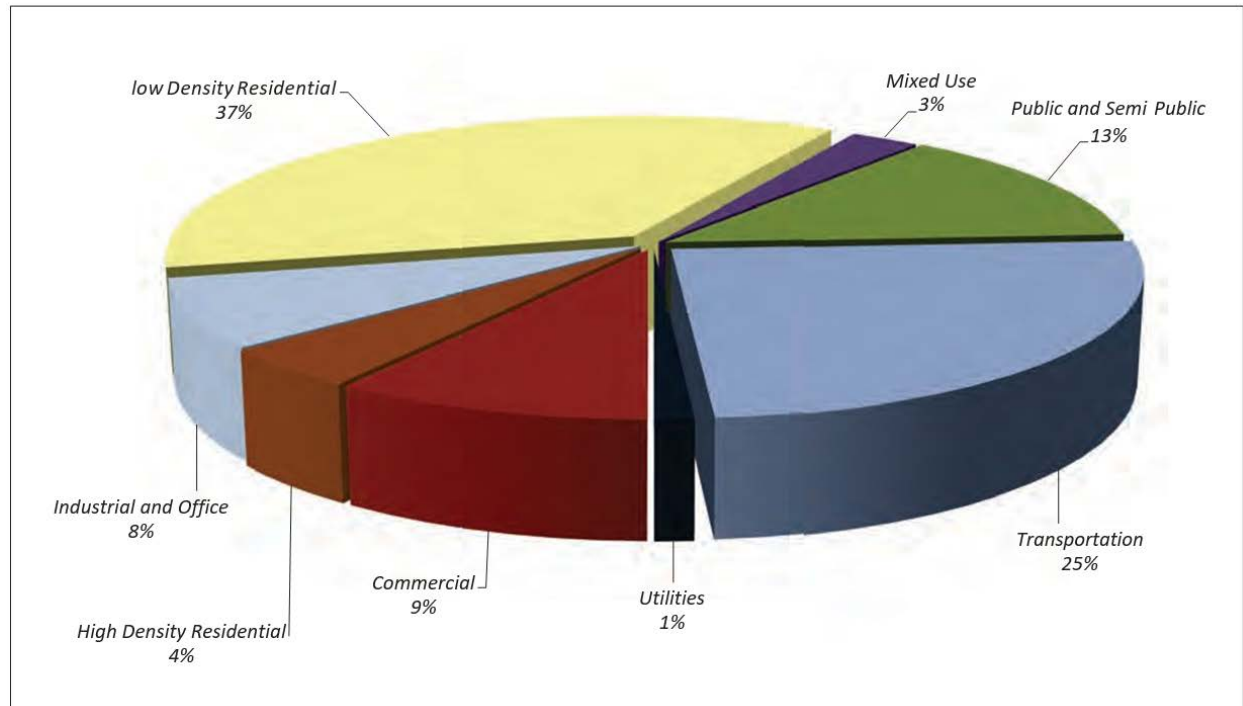
Figure 10-6.



LAND USE PLAN: 2040

The 2040 Land Use Plan replaces the 2030 land use plan. Over the past 10 years minor updates have been made in coordination with rezoning efforts. Figure 10-6 illustrates the 2040 Land Use Plan map, while Figure 10-7 shows future land uses by percentage. The modifications seek to enhance the City's existing mix of uses by shifting the designation of some industrial and institutional lands to commercial, high and low density residential, and mixed-use. The following sections provide general descriptions for each of the proposed categories.

Figure 10-7. Land Use Category Percentages



Commercial

Commercial uses dominate many of the major transportation corridors in the City. Redevelopment efforts have been implemented and continue to take form throughout this land use category. Commercial uses are planned to remain the same in the City at 9% of overall land uses (including a small increase from 667.4 acres to 688.1 acres).

High Density Residential

The high-density residential land use category is one of two residential land use categories included in the land use plan (the other being low density residential). In addition, the mixed-use land use category seeks to provide opportunities for integrated housing units. Properties identified as high-density residential on the land use plan comprise a small percentage of the total land use acreage. These properties can be found in pockets throughout the City where multi-family developments and high-density single-family units can be accommodated. Several pockets of existing condominium and multifamily developments are located throughout the City.

Areas identified as high-density residential uses reflect a general density of 15 to 20 units per acre. The percentage of high density residential proposed in the 2040 land use plan represents 3% of overall land uses, compared to 2% of total existing land uses. This increase represents a shift from 179.2 acres to 324.1 acres, due to new housing projects that have been developed and conversion of underutilized industrial and institutional sites to housing.

Industrial and Office

The City's industrial and office areas have a significant impact on the location of future development and expansion opportunities. Industrial uses follow major transportation routes, including rail corridors, which brings employees and clientele to these uses while limiting traffic from entering residential areas. These major transportation routes provide access to area jobs and employment centers, both for area residents and the region.

Areas identified as industrial and office are planned to remain in comparison with existing land uses.

Low-Density Residential

The low-density residential land use is the predominant land use in West Allis and consists mostly of existing housing units varying in architectural style and age. Older low-density residential areas are found in the eastern portion of the City where traditional urban neighborhoods developed earlier in the City's history.

Most housing units in West Allis exist in the low-density residential land use designation. Areas identified as low density residential reflect a general density of nine (9) dwelling units per acre.

The percentage of low density residential proposed in the 2040 land use plan remains the same as existing land uses (37%) but includes a small decrease from 2,688.3 acres to 2,666.5 acres due to the conversion of a few areas from low density housing to high density housing. Opportunities exist for infill single-family housing throughout this land use category.

Mixed-Use

Although the mixed-use category was not identified in the City's 2010 future land use map, it is considered a valuable existing land use in the community. Thus, the mixed-use category is included in the 2040 land use plan. Mixed-use is defined as a combination of residential, commercial office, and / or commercial retail either combined within a building (e.g., retail on the first floor with housing on the upper levels) or existing together on a development site.

The percentage of mixed-use proposed in the 2040 land use plan offers an increase from 1% of existing land uses to 3% of proposed total land uses, representing an increase from 49.8 acres to 201.4 acres. This is due primarily to the conceptual development on the Milwaukee Mile site, as well as development in the Six Points area and Allis Yards Area.

Public and Semi Public

West Allis is fortunate to have parks and open space features which contribute to the natural character of the community. The City's parks, most of which are part of the Milwaukee County Parks System, are a highly valuable resource that should be protected and enhanced where possible. Open spaces include neighborhood parks, recreational areas, and environmental corridors. All these uses contribute to the value and quality of the community.

Additionally, the public and semipublic land use category includes institutional uses, i.e., schools, churches, and government facilities. Thus, two existing land use types are included in this category: institutional and parks and open space. When comparing these existing land uses to the public and semipublic land use category, the acreages are expected to decrease from 1,158.2 acres to 969.0 acres.

Transportation

Although most of the City's transportation network is already in place, roadway improvements will continue throughout the life of this Plan. Coordination between transportation planning and land use planning will persist as a key effort. New roadway improvements should be made in conjunction with redevelopment.

Transportation uses are not planned to increase or decrease in acreage. Existing transportation uses, identified on the map as the railroad and I-894 corridor, comprise approximately 265.0 acres, which is expected to remain in the 2040 land use plan (approximately 259.7 acres). Local streets and right-of-ways are also included in the transportation "use" and consists of approximately 1,554.69 acres. Collectively, transportation uses include 25% of the land (1,814.41 total acres) within the City.

Utility

The utility land use category serves as the designation for two key areas: 1) land adjacent to the rail corridor; and 2) lands along the east side of I-894. The utility designation should continue to foster the appropriate regulations for utility lines and related infrastructure.

Utility land uses are not planned to increase or decrease in acreage through 2040. Existing utility uses comprise approximately 94.8 acres, which is expected to remain in the 2040 land use plan (approximately 85.2 acres).

SPECIAL CONSIDERATIONS

Property Rights

The comprehensive planning process respects private property rights by increasing opportunities for public participation, clarifying the scope of land use entitlements for property owners, holding local officials to a higher degree of accountability for plan content, and by allowing planning decisions to be made by the community. Input received at public meetings has been reviewed and incorporated into the land use plan.

Road Improvements

Transportation and land use decisions should be made tangentially. Road expansions and projected traffic counts impact the types of land uses that are appropriate for both new development and redevelopment. The scale and density of land use also impact the need for new roads or expanded capacity. Thus, planning for transportation and land use should occur simultaneously. Complete streets should be considered as part of the Capital Improvement process.

Land Use Conflicts and the 'Consistency' Requirement

According to the State's comprehensive planning legislation, a local government that engages in the following actions must ensure actions are consistent with its comprehensive plan.

- Official mapping established or amended under s. 62.23 (6).
- Local subdivision regulation under s. 236.45 or 236.46.
- County zoning ordinances enacted or amended under s. 59.69.
- City or village zoning ordinances enacted or amended under s. 62.23 (7).
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

Land use plans are dynamic and can constantly change. It is reasonable to accept the idea that a land use plan with conflicting content may be amended.

Limitations for Future Development

Existing development patterns and natural conditions are often the two (2) most limiting factors for future development. Compatibility between uses is critical for the sustained value of existing property values. Natural conditions, such as soil conditions, protected environmental features, or woodlands, may limit development due to City regulations or state permitting requirements. Figure 7-2 in Chapter 7: Parks, Open Space, Natural and Cultural Resources is an integral component to the City's land use plan. Figure 7-2 is provided for informational purposes only; however, it should be utilized in coordination with the land use plan when reviewing and approving changes in zoning, planned unit developments, conditional uses, land divisions, land stewardship plans, road alignments and circulation improvements, and related development matters.

Typical of first-tier inner-ring suburbs, the City of West Allis has more substantial growth limitations other than natural conditions. West Allis is unique, in that it is a landlocked community; fully developed; and faces the challenges of containing Brownfield sites, dilapidated properties, contaminated foundry sand, and geotechnical impediments that are scattered throughout the City. These obstacles are the City's true limitation regarding future development, and they regularly challenge city staff and local officials on future development strategies.

Chapter 11: Intergovernmental Cooperation

INTERGOVERNMENTAL COOPERATION

The Wisconsin Department of Administration describes intergovernmental cooperation as “any arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve issues of mutual interest.” Issues that are largely regional in scope, such as transportation, economic development, and community services, rely on the support of multiple jurisdictions for their success. The realities of today’s lifestyle, in which people readily cross municipal borders in their daily routines, evidence an increasing need for intergovernmental cooperation. As West Allis plans for the future, intergovernmental cooperation will likely be a vital component to its success.

This chapter describes and analyzes existing relationships between the City of West Allis and other governmental entities, including neighboring municipalities, overlapping jurisdictions, Federal and State agencies, and other relevant authorities. This chapter also details current agreements or areas of future concerns and provides recommendations for new or continued collaboration.

GOALS AND OBJECTIVES

Goal: Build and maintain mutually beneficial relationships and open communications with intergovernmental jurisdictions and authorities that provide cost-effective, orderly services and compatible development within West Allis and the region.

Objective 1: Support coordination with the WAWM School District. Continue to work with the West Allis-West Milwaukee School District on the future needs of facilities and services within the community.

Objective 2: Maintain communication with adjacent communities. Maintain continuous communication and comprehensive planning participation with surrounding municipalities.

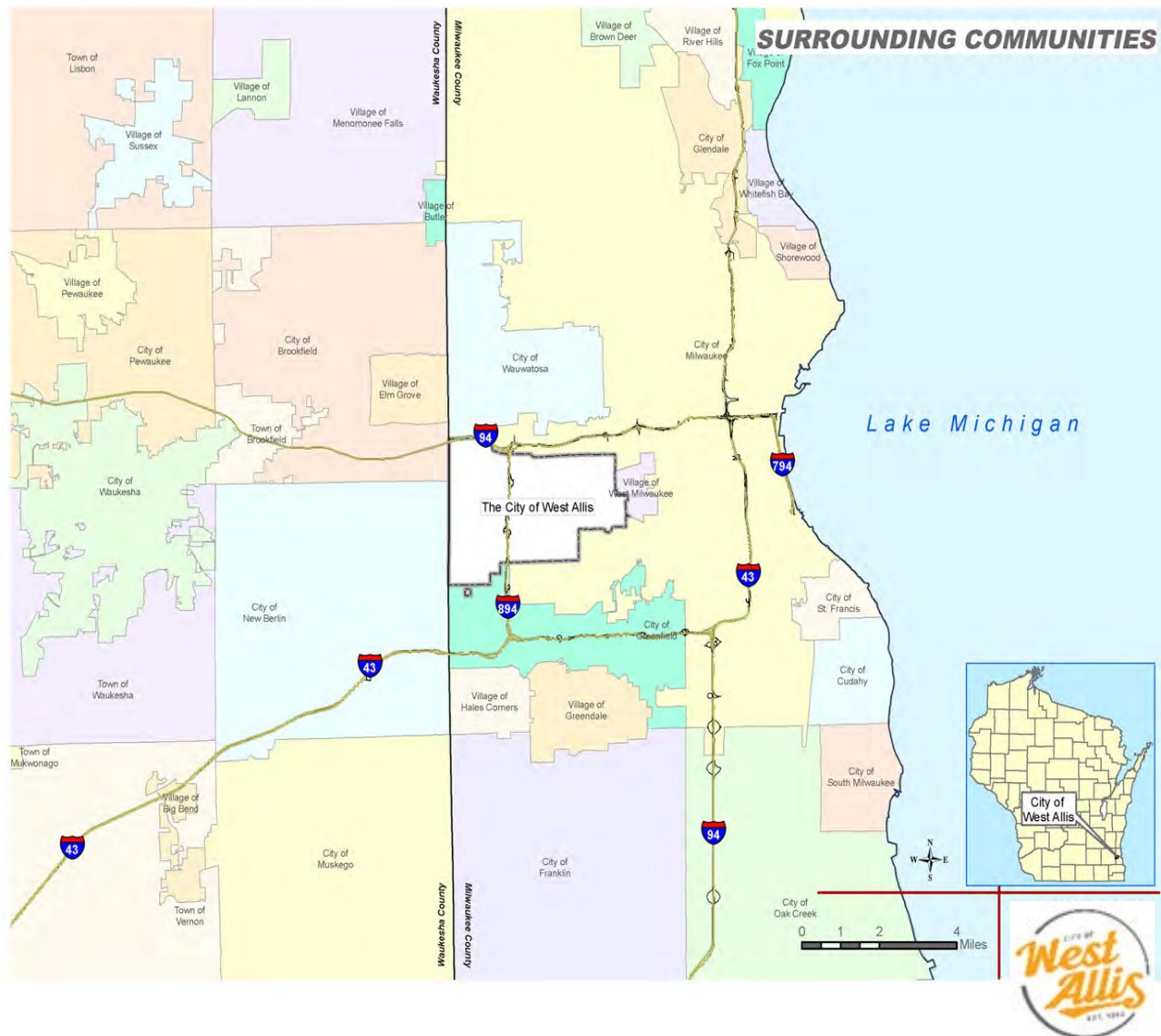
Objective 3: Coordinate with other entities to support Smart Growth. Work with neighboring municipalities, overlapping jurisdictions and regional entities on the development of plans and policies that support Smart Growth development within West Allis and the region.

CURRENT RELATIONSHIPS AND RECOMMENDATIONS

Shared Municipal Boundaries

West Allis is the most populous inner-ring suburb within the Milwaukee metropolitan area. In Milwaukee County, the City of West Allis shares municipal borders with the Cities of Greenfield, Milwaukee, and Wauwatosa, as well as the Village of West Milwaukee. West Allis also maintains a border with the Cities of Brookfield and New Berlin, which are in Waukesha County.

Milwaukee Metro Area Map



City of Milwaukee

West Allis maintains two (2) separate borders with the City of Milwaukee, one on its northern edge and the other along portions of West Oklahoma Avenue on the south. The City of Milwaukee has created neighborhood area plans to guide its future development, and two of these plans, the West Side Area Plan and the Southwest Area Plan, border West Allis. Both plans were adopted in December 2009.

Milwaukee's West Side Area Plan calls for neighborhoods with strengthened identities where persons can "age in place." The plan calls for encouragement of more owner-occupancy in single-family developments, as well as rehabilitation and reinvestment in its general housing stock. Key recommendations focus on supporting mixed-use neighborhoods with local businesses that provide balance to commercial corridors, and traffic calming improvements that promote multi-modal transportation options. No major land use changes have been proposed on West Allis' border.

The Southwest Area Plan recommends implementing projects that increase sustainability and encourage mixed-use neighborhoods. The plan recommends continued aesthetic and infrastructural improvements to major districts and corridors within the area through increased landscaping, and pedestrian and bicycle improvements.

The City of Milwaukee also has an overarching Citywide Policy Plan that acknowledges the requirements of Wisconsin's Smart Growth Legislation. As the center of the metropolitan region, the Milwaukee's Policy Plan will have implications for West Allis, in particular regards to Economic Development, Transportation and Housing.

Recommendations

- **Recommendation 1.1:** The City of West Allis should work with the City of Milwaukee to encourage property maintenance and commercial improvements along West Oklahoma Avenue and the remainder of its southeastern border.
- **Recommendation 1.2:** The City of West Allis should work with the City of Milwaukee to encourage transportation, commercial and neighborhood improvements in Milwaukee south of I-94 and north of West Allis' border, as this area serves as a gateway into West Allis for many interstate commuters.
- **Recommendation 1.3:** The City of West Allis should maintain awareness of the planning efforts in the City of Milwaukee, review drafts and provide comments regarding policy recommendations; to strengthen economic conditions and quality-of-life measures in the metro region through compatible urban redevelopment.

City of Greenfield

The City of Greenfield is located along West Allis' southern border from South 124 Street to South 100 Street. Greenfield adopted its Comprehensive Plan in November 2008 and more recently made an update in 2020. In relation to the City of West Allis, Greenfield's future land use plan calls for continued residential uses along West Morgan Avenue and commercial uses along Highway 100 abutting the City of West Allis.

An area of currently vacant land surrounding the City of West Allis' Morgan Avenue Yard along South 116 Street is identified as being maintained and acquired for future conversion to a new mixed residential use neighborhood.

The City of Greenfield's Comprehensive plan offers the following recommendation: *"the City (of Greenfield) continue to work with the City of West Allis to relocate the compost operation and acquire these lands. A master plan should be prepared for this entire site. The area surrounding West Allis is appropriate for a mix of residential uses. Because the area currently lies outside Greenfield's jurisdiction, these lands are shown as vacant on the Future Land Use Map. However, the City will continue to work with West Allis to develop a specific plan for these lands and to identify compatible future land uses for the property."*

Recommendations

- **Recommendation 2.1:** The City of West Allis should continue to work with the City of Greenfield to ensure compatible development, with particular attention to the area including West Allis' Morgan Avenue Yard.
- **Recommendation 2.2:** The City of West Allis should work with the City of Greenfield to assure that transportation corridors, such as Highway 100 and north-south bike routes, transition between municipalities in accordance with desired standards.



City of Wauwatosa

The City of Wauwatosa is located along West Allis' northern border from South 124 Street to Highway 100. The transportation and utility corridor along I-94 largely defines this border, with a predominance of industrial and commercial uses on both sides. There is also some single-family development adjacent to the border, on Wauwatosa's side. Wauwatosa's current Comprehensive Plan was adopted in December 2008, and its future land use map does not project any significant changes along West Allis' border.

Recommendation

- **Recommendation 3.1:** The City of West Allis should continue to work with the City of Wauwatosa to assure compatible development, transportation infrastructure and economic development issues associated with their shared borders, with particular attention to the Highway 100 corridor.

City of New Berlin

The City of New Berlin is located along West Allis' western border on South 124 Street from West Greenfield Ave to West Morgan Avenue. New Berlin adopted its Comprehensive Plan in 2009 and updated in 2016 to address code updates and basic housekeeping items. The plan indicates that no adjustments to land use are projected to occur along New Berlin's border with West Allis, which will maintain predominantly residential uses and park space (New Berlin Hills Golf Course). New Berlin's plan includes a recommendation to seek opportunities to improve "gateway corridors" between the two communities.

Recommendation

- **Recommendation 4.1:** The City of West Allis should work with the City of New Berlin on creating compatible development and improved gateway corridors between the two communities.

City of New Brookfield

The City of Brookfield abuts the City of West Allis along its northwestern border along South 124 Street north of West Greenfield Avenue. Brookfield completed its 2035 Comprehensive Plan in 2009, which includes projected land uses. This plan indicates that no changes are expected in land use along West Allis' border, which is predominantly developed as single-family housing and described as medium density housing.

Recommendation

- **Recommendation 5.1:** The City of West Allis should seek collaboration with Brookfield, New Berlin, and the State of Wisconsin for any future transportation improvements to West Greenfield Avenue.

Village of West Milwaukee

The City of West Allis shares its eastern border with the Village of West Milwaukee. As part of the Comprehensive Planning process, southern areas of this shared border with West Milwaukee have been identified for redevelopment and improvements. The area encompassing South 54 Street and West Burnham Street is currently occupied with underutilized and aging industrial infrastructure that will need to be investigated for redevelopment.

The City of West Allis and the Village of West Milwaukee share several community services, including a common Health Department Chamber of Commerce and school district. The two municipalities also share Information Technology services.

Recommendations

- **Recommendation 6.1:** The City of West Allis should work with the Village of West Milwaukee to ensure that mutually beneficial and compatible development is planned along its borders.
- **Recommendation 6.2:** Key transportation and gateway corridors with West Milwaukee, such as West National and West Greenfield Avenues, should be looked at for improvements.
- **Recommendation 6.3:** West Allis should continue to evaluate its service relationships with West Milwaukee and look for ways to improve its efficiency and quality.

OVERLAPPING JURISDICTIONS AND OTHER ENTITIES

Beyond municipal relationships, West Allis also has intergovernmental interaction with the State of Wisconsin, Wisconsin State Fair Park, Milwaukee County, Milwaukee County Transit System (MCTS), West Allis–West Milwaukee School District, and Milwaukee Area Technical College (MATC). In addition, West Allis lies within the boundaries of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and the Milwaukee Metropolitan Sewerage District's (MMSD) authority. The following text provides a summary of how West Allis interacts with these and other entities, as well as any known areas of interest in relation to this 2040 Comprehensive Plan.

State of Wisconsin

The City of West Allis must work with and be continually aware of State legislation and policies. The City works regularly with various state departments and agencies, including the Department of Natural Resources, Department of Transportation, and State Fair Park on matters where the State has reserved authority on local matters. State agencies, including the Departments of Administration and Commerce provide a source of funding opportunities for the development and implementation of local plans. Revenue sharing is also administered by the State, and local shares have decreased while local issues and problems remain in need of funding.

Recommendations

- **Recommendation 7.1:** West Allis should continue to be aware of State legislation and work with State agencies to implement local actions.
- **Recommendation 7.2:** West Allis should work with the State to ensure that adequate funding, through revenue sharing and other programs, is allocated to first-ring industrial cities.

Wisconsin Department of Transportation (WisDOT)

The Wisconsin Department of Transportation (WisDOT) oversees the Interstate Highway System that runs through the region and bisects West Allis. WisDOT also manages Highway 100 and parts of West Greenfield Avenue (west of I-894). West Allis has well established transportation infrastructure that serves as an

important link to commuters throughout the metropolitan region and urban core. This infrastructure is aging and needs to be properly maintained for a healthy region.

Recommendations

- **Recommendation 8.1:** The City of West Allis should continue to work with WisDOT to ensure that state-controlled transportation projects complement local goals and objectives, with particular attention to the Zoo Interchange.

Wisconsin Department of Natural Resources (WDNR)

The Wisconsin Department of Natural Resources (WDNR) is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. The WDNR implements state and federal laws that protect the natural resources of the state and coordinates many disciplines and programs to ensure a clean environment.

In an urban environment like West Allis, the WDNR operates programs aimed at environmental cleanup and management. The WDNR oversees the state's Remediation and Redevelopment program, which aids in the investigation, clean up and redevelopment of contaminated properties.

Recommendations

- **Recommendation 9.1:** West Allis should continue to work with the WDNR to attain funding and assistance for the management and redevelopment of contaminated sites throughout the City.
- **Recommendation 9.2:** The City should ensure that the policies of the WDNR do not prohibit urban redevelopment and promote sprawl.

Wisconsin State Fair Park

Wisconsin State Fair Park is an agency of the State of Wisconsin. A Board of Directors, comprised of 13 individuals representing various communities, industries, and members of the State legislature, oversees the staff and operations at the Fair Park. A Chairperson appointed by the Governor of Wisconsin leads the board. The park, which comprises nearly 140 acres, is located within West Allis' and Milwaukee's municipal borders. Although the land is currently controlled by the State, whose authority supersedes that of West Allis, it is in the best interest of all parties, including the City of Milwaukee, to work together on sustainable solutions for the area.

The annual 11-day Wisconsin State Fair, which is held in August, is the State Fair Park's largest event. Numerous other events are held at the State Fair Park, in addition to events hosted by the Pettit National Ice Center, Wisconsin Exposition Center and The Milwaukee Mile. Each of these entities is operated by management teams independent of the Fair Park and of each other.

Recommendations

- **Recommendation 10.1:** As a major landholder, traffic generator and consumer attraction, West Allis should engage the Wisconsin State Fair Park in discussions regarding long-range plans for the site. See Chapter 9 – concept area 5.

- **Recommendation 10.2:** The City should communicate with State Fair to ensure that all proposed land uses, and new developments complement the City's vision at this site.
- **Recommendation 10.3:** Peak traffic demands associated with the park should be integrated with the city's infrastructure capacity.

Milwaukee County

Milwaukee County manages several county-owned parks and parkways within West Allis, provides oversight of some well-utilized transportation infrastructure and offers various social services to the citizens of City of West Allis. As an overlapping taxing jurisdiction, Milwaukee County maintains a position on West Allis' Joint Review Board. There has also recently been discussion of changes to services or the structure of the County government itself.

Recommendations

- **Recommendation 11.1:** Work with Milwaukee County to ensure long-term maintenance of streets, parks, parkways, and regional transit within West Allis.
- **Recommendation 11.2:** West Allis should engage in communications with the County pertaining to the preservation, contraction, or expansion of existing programs, as the County defines its future role in providing services.
- **Recommendation 11.3:** The City should maintain discussions with the County pertaining to the continuation and formation of TIF districts within the City.

Milwaukee County Transit System (MCTS)

Milwaukee County Transit System (MCTS) operates public transportation busses within Milwaukee County. MCTS is run by a private, not for profit management company under contract to Milwaukee County. MCTS provides more than 150,000 passenger trips daily in the Milwaukee metro area, granting mobility and freedom for all types of users. MCTS provides regularly scheduled transit service within a quarter-mile walking distance of 85% of Milwaukee County residents. Through its extensive coverage, transit service provides benefits to the entire region, and therefore, the management of such service should be operated in a regional manner. MCTS supplies important service to all citizens of the community, including those who do not regularly use transit services, but benefit from the work and mobility of those who do. As such, support for transit services should be maintained in a similar manner to that of the extensive local road network, which the public has been willing to subsidize.

Recommendations

- **Recommendation 12.1:** The City of West Allis should work with MCTS to assure that regional transit service continues to be offered within the city.
- **Recommendation 12.2:** West Allis should identify and provide suggestions for improvements to transit service, such as potential Bus Rapid Transit or fixed-rail service within the City of West Allis.

- **Recommendation 12.3:** West Allis should participate in discussions regarding the formulation of a regional transit authority to oversee the preservation and management of the region's transit system.

Milwaukee Metropolitan Sewerage District (MMSD)

MMSD is a regional government agency that provides water reclamation and flood management services for about 1.1 million customers in 28 communities in the Greater Milwaukee Area. It serves 411 square miles that cover all, or segments of six watersheds. The district was established by state law and is governed by 11 commissioners with taxing authority.

In terms of environmental management, MMSD has adopted an Environmental Sustainability policy which affirms its commitment to act as an environmental steward for the Greater Milwaukee Watersheds through the pursuit and establishment of policies, programs, and practices that are focused on environmental sustainability. MMSD focuses its services and processes toward the preservation of natural resources and the investment of resources to ensure capacity and infrastructure committed to pollution control. MMSD also partakes in floodplain conservation and waterway restoration. MMSD sets forth development standards for stormwater retention that affect redevelopment within the City of West Allis.

Recommendations

- **Recommendation 13.1:** The City of West Allis should work with MMSD to ensure that MMSD's policies are not so onerous that they make sustainable urban redevelopment more costly than greenfield sprawl. (Cost prohibitive redevelopment policies should be modified to support a balance between user fees and developer costs.)
- **Recommendation 13.2:** The City of West Allis should continue to review plan documents and participate in discussions with MMSD, as potential stormwater or water restoration projects are considered.

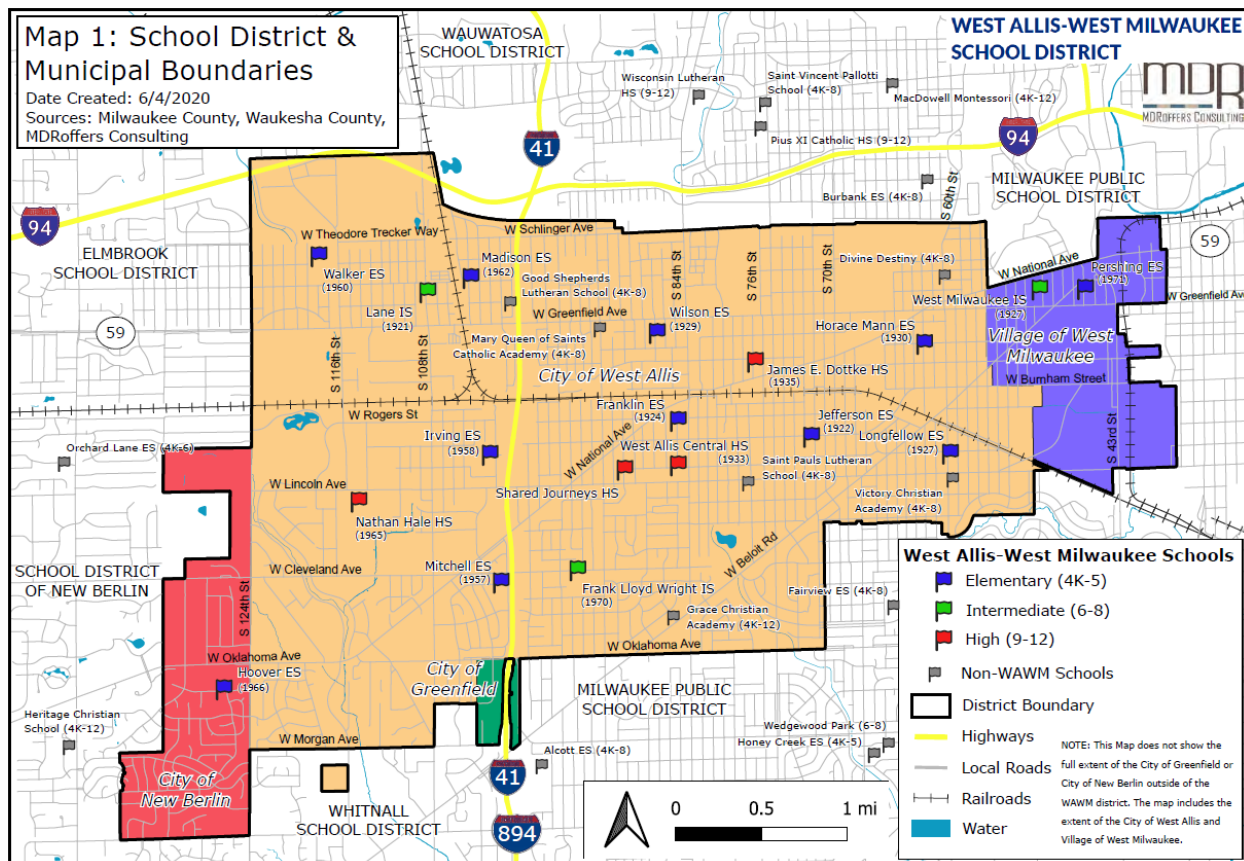
West Allis-West Milwaukee School District

The mission of the School District of West Allis - West Milwaukee, in partnership with family and community, is to provide challenging curriculum and engaging instruction so that every student may attain academic success. The district offers full and half-day kindergarten, Special Education, School-to-Work, Fine Arts, and Gifted, Talented and Creative programs.

The geographic area of the school district is comprised of the City of West Allis, the Village of West Milwaukee, and parts of the Cities of New Berlin and Greenfield (see map 1 - District boundaries on next page) The school district occupies considerable land that is used for recreation and open space within the city. The district operates eleven elementary schools, three middle schools and two comprehensive high schools and one project-based learning high school. As of September 2019, the WAWM School District educated 7,878 4K-12 students. September 2019 enrollment at the elementary school level (4K-5) was 3,579 students, at the intermediate school level (6-8) was 1,859 students, and at the high school level (9-12) was 2,440 students.

Enrollment decreased by 1,041 students, or 11 percent, over the past decade, due to decreased school-aged residents, increasing private school enrollment, and shifts in open enrollment. Total population (including children and adults) within the WAWM District grew by 241 people, or 0.4 percent over the past 10 years.

A nine-member Board of Education, who's at-large members serve three-year terms, governs the district. In addition, a representative from the school district sits on the City's Joint Review Board and has the authority to review and approve TIF districts within the City.



Recommendations

- **Recommendation 14.1:** The City should work with the School District on mutually beneficial upgrades and consolidations to its facilities.
- **Recommendation 14.2:** As a sensitive traffic generator, with considerable attention needed to safety, the City should continue to work with the School District on establishing or maintaining transportation amenities throughout the city to service the needs of the District.
- **Recommendation 14.3:** The City should encourage the implementation of workforce development curricula to foster growth from secondary education to the labor force; trade, tech, and apprentice programs; technical colleges; and/or, universities.
- **Recommendation 14.4:** The City should continue to work with the School District on implementing cost-effective redevelopments through TIF that will financially benefit both parties.

Milwaukee Area Technical College (MATC)

The Milwaukee Area Technical College (MATC) is one of the districts within the 16-district Wisconsin Technical Collect System. MATC maintains campuses in Mequon, West Allis, Milwaukee, and Oak Creek. MATC is managed by a governing board made up of nine members from geographical areas within the

Milwaukee Area Technical College District. In 2008, MATC expanded its West Allis campus to include 5,600 sq. ft. of additional classroom and lab space. The West Allis campus currently offers 16 associate degree programs, six diploma programs and 15 certificate programs, as well as Community Enrichment Classes. The MATC Campus is a significant traffic and parking generator in the South 70 Street Corridor.

Recommendations

- **Recommendation 15.1:** West Allis should maintain current with MATC's long-range plans for its West Allis campus and plan mutually beneficial land use and transportation infrastructure accordingly.
- **Recommendation 15.2:** The City should continue to work with MATC and the private sector to develop and provide workforce development programs that coincide with local economic development efforts, including programs aimed at non-matriculating high school students.
- **Recommendation 15.3:** West Allis should maintain open communication and planning participation with MATC regarding the financing and formation of redevelopment projects, such as TIF districts.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was established in 1960 as the official areawide- planning agency for the highly urbanized southeastern region of the State. The Commission serves the seven counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The Commission was created to provide the basic information and planning services necessary to solve problems, which transcend the corporate boundaries and fiscal capabilities of the local units of government comprising the Southeastern Wisconsin Region. SEWRPC works with regional planning issues dealing with highways, transit, sewerage, water supply, parks and open spaces, flooding, pollution, natural resources, land use and housing.

SEWRPC recently published A Regional Land Use Plan for Southeastern Wisconsin: 2035. This plan provides the base for other regional planning efforts in Southeastern Wisconsin. This plan was drafted with four basic principles: land use planning must (1) be regional in scope; (2) be conducted concurrently with transportation and public utility planning; (3) recognize the existence of a limited natural resource base; and (4) alternate between area wide systems planning and local planning.

Similarly, SEWRPC has published A Regional Transportation System Plan for Southeastern Wisconsin: 2035 to project the future transportation needs of the region. This multi-modal plan includes four principal elements: (1) public transit; (2) systems and demand management; (3) bicycle and pedestrian facilities; and (4) arterial streets and highways.

Recommendations

- **Recommendation 16.1:** The City should work with SEWRPC to promote policies that capitalize upon the economic and environmental benefits of urban redevelopment, and limit or equalize the cost of urban sprawl.
- **Recommendation 16.2:** West Allis should continue to work with SEWRPC on regional planning issues by participating in the formulation and adoption of land use, transportation, and housing plans.

Milwaukee 7 (M7)

The Milwaukee 7 was launched in 2005 to create a regional, cooperative economic development platform for the seven counties that comprise Southeastern Wisconsin. Its mission is to attract, retain and grow diverse businesses and talent. This entity presents the Milwaukee economy as a range of choices and opportunities that gives the area a more competitive advantage. Acknowledging the value of the entire region, M7 operates as a single entity for the 7-county region it serves and aims to limit competition for economic gains between communities within its borders. M7 implements business programs and economic-based research, provides platforms for communication and policy debates, manages a site and building database for prospective businesses, actively promotes regional identity and branding, and pursues business relocation from outside the region. The M7 measures its success on improving per capita income, employment, educational attainment, export value and net regional migration.

Recommendation

- **Recommendation 17.1:** West Allis should continue to work with the Milwaukee 7 to improve the economic status of the region, including West Allis, by regularly communicating ideas and pursuing activities that are complementary.

Wisconsin Economic Development Association (WEDA)

On a statewide economic scale, West Allis participates in activities sponsored by the Wisconsin Economic Development Association (WEDA). WEDA is a statewide non-profit organization dedicated to expanding the economy of the state. WEDA represents the collective economic development interests of both the private and public sectors by providing leadership in defining and promoting statewide economic development initiatives. WEDA maintains Executive and Legislative Directors to administer and direct WEDA's ambitious activities and programs.

The impacts of legislative and regulatory policies on Wisconsin's economic development climate are of the highest priority to WEDA and its members. It is critical that the collective voice of economic development professionals is heard as public policy matters affecting our economy and workforce are debated and acted upon.

Recommendation

- **Recommendation 18.1:** West Allis should continue to work with WEDA on advancing the economic prowess of the state in a manner that provides prosperity to West Allis and the Milwaukee region.

First-Ring Industrial Redevelopment Enterprises (FIRE)

First-Ring Industrial Redevelopment Enterprise (FIRE) is a Community Development Entity strategically focused to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. Its service area includes Milwaukee, Racine, and Kenosha counties. FIRE was formed under the auspices of the City of West Allis.

FIRE has a mission of stimulating regional economic growth and was designed to extend the strategies and expertise of successful revitalization opportunities throughout the "first-ring" of industrial corridors in Southeast Wisconsin. Cities in this region have been aggressively utilizing many economic development tools; however,

local entities often need further assistance to fund the extensive number of opportunities that could be leveraged to reinvigorate our regional economy.

The principal vision of FIRE is to inject capital into mixed-use, commercial, and industrial development projects to create jobs, tax base and catalyze new life in the urban cores of these targeted disinvested areas. To do this, FIRE has been awarded over \$100 million in New Markets Tax Credits by the CDFI Fund, an arm of the Treasury Department. This resource will be utilized as a primary vehicle to support FIRE's mission.

Recommendation

- **Recommendation 19.1:** The City of West Allis should continue to work with FIRE in pursuing redevelopment projects that reinvigorate brownfield property, assist mixed-use development and/or expand businesses that provide jobs for local residents.

Downtown West Allis Business Improvement District

The Downtown Business Improvement District (BID) was organized in 1989 to provide West Allis' downtown business district with entrepreneurial and organizational services. The mission of the BID is to "build a positive image that encourages customer growth and community involvement." The BID is governed by a Board of Directors, which includes an ex-officio member from the City of West Allis. The district, which is located on West Greenfield Avenue, between South 76th and South 70th Streets, is comprised of small businesses that include traditional and specialty retail, service providers, commercial offices, entertainment, and eating and drinking establishments. In 2001 the district was selected to participate in Wisconsin's Main Street Community program, whose four-part program deals with promotion, organization, design, and economic development.

The City and BID work together on a variety of issues, including transportation and utility infrastructure, economic development, façade improvements and signage.

Recommendations

- **Recommendation 20.1:** The City should work with the BID to preserve the cultural heart of the community through mutually beneficial improvements, such as enhanced signage, building facades, streetscape elements, public art and landscaping.
- **Recommendation 20.2:** The City should encourage the BID to pursue energy-efficient upgrades and conservation measures that increase the competitive advantage and image of Downtown West Allis.

Milwaukee County Federated Library System (MCFLS)

The West Allis Public Library is a member of the Milwaukee County Federated Library System (MCFLS). MCFLS assumes a leadership role in facilitating cooperation among its member libraries, which are located throughout Milwaukee County. Part of MCFLS's mission is to promote the most effective use of local, county, state and federal funds and assist member libraries in the utilization of current and evolving technologies to provide the highest possible level of library service to all residents of Milwaukee County.

MCFLS is primarily funded by the State of Wisconsin, overseen by the Department of Public Instruction, and administered by a seven-member Board of Trustees. It functions as a membership organization - with its membership made up of the 15 administratively autonomous and fiscally independent public libraries in

Milwaukee County. These public libraries join the MCFLS organization voluntarily and renew their memberships periodically by signing a membership agreement.

Recommendation

- **Recommendation 21.1:** West Allis should continue to evaluate its participation within MCFLS as an optimal way of providing cost- effective and improved library services to the citizens of the city.

Chapter 12: Implementation

To fully realize the general vision presented in each element of this Plan, the City of West Allis should implement identified objectives and policies, monitor the plan, and make amendments, as necessary.

MONITORING THE PLAN

This Plan must reflect the current goals, objectives, and policies of the City. On an annual basis, the Plan should be reviewed by City staff with the following considerations in mind: new land use opportunities; further plan detail and refinement; market shifts; demographic changes and growth patterns; unforeseen challenges; and changes in legislation. Development and redevelopment activities in West Allis should be monitored on an ongoing basis and should be compared with plan goals and objectives to ensure that current policies are achieving the intended results.

AMENDING THE PLAN

This Plan should be reviewed and amended periodically. Suggestions for amendments may be brought forward by City staff, officials, and residents. Proposed amendments may originate in any of the following ways: a) Amendments proposed as corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps; b) Amendments proposed because of discussion with officials and citizens; and c) Amendments proposed because of discussions during a community planning process.

When a change is proposed, it should follow this general procedure: 1) Recommendation by the Plan Commission to conduct a review process for the proposed amendment; 2) Facilitation of public hearings as required by applicable Wisconsin Statute and/or ordinance; 3) Recommendation from the Plan Commission to the Common Council; 4) Consideration and decision by the Common Council. Plan amendments and updates should coincide with the annual monitoring schedule.

PLAN ELEMENT CONSISTENCY

The individual elements of this plan reinforce the goals, objectives, and policies of one another. As future amendments and updates are made, consistency between the plan elements must be ensured. According to the State's comprehensive planning legislation, a local government that engages in the following actions must ensure those actions are consistent with its comprehensive plan: a) Official mapping established or amended under s. 62.23 (6); b) Local subdivision regulation under s. 236.45 or 236.46; c) County zoning ordinances enacted or amended under s. 59.69; d) City or village zoning ordinances enacted or amended under s. 62.23 (7); e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62; f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231. These elements must be considered for consistency when amending the plan.

PLAN RECOMMENDATIONS

The following tables list the policies identified in each of the Plan elements so that the City can carry its vision forward. The recommendations are quite extensive for Chapter 3: Neighborhoods, Districts, and Corridors and Chapter 9: Redevelopment Opportunities, therefore those recommendations should be reviewed in the actual chapter.

Economic Development

Economic Development Goal: A competitive and diverse economic atmosphere that maintains and attracts investments and employment to the City, providing benefits to its residents.

Objective 1: Jobs

Maintain, diversify, and increase the number of jobs that West Allis offers to its residents and the region, with an emphasis on family-supporting wages.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Target economic development incentives, such as loans and tax credits, to businesses with quality employment. | |
| | Recommendation 1.2: Develop and monitor performance measurements pertaining to employment opportunities and income. | |
| | <ul style="list-style-type: none"> ▪ Recommendation 1.1: Weigh the opportunity to build on the strengths of a neighborhood (i.e., infill development, renewed energy to a commercial corridor or space, cultivation of entrepreneurship and support investment that builds on attraction of new businesses and residents) | |
| | <ul style="list-style-type: none"> ▪ Recommendation 1.2: Target economic development incentives, such as loans and tax credits, utilize Opportunity Zones or Community Reinvestment Action to leverage private investment and creation of businesses with quality employment opportunities. | |
| | <ul style="list-style-type: none"> ▪ Recommendation 1.3: Develop and monitor performance measurements pertaining to employment opportunities, new businesses, and income. | |

Objective 2: Taxable Property Value

Reduce the property tax burden through redevelopment.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 2.1: Continue the use of resourceful financing mechanisms, such as Tax Increment Financing and New Market Tax Credits, to prioritize site-specific redevelopment. | |
| X | Recommendation 2.2: Remove obstacles, such as blight and brownfield contamination, and promote the financial benefits of in-fill development and redevelopment to developers. | |
| | Recommendation 2.3: Maintain cost-effective municipal budgets that take advantage of the property tax relief attained through additional investment and make West Allis more competitive within the region. | |

Objective 3: Redevelopment

Encourage redevelopment efforts throughout West Allis that are cost-effective, sensitive to the environment and contain efficient land use and transportation connectivity.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 3.1: Compile and prioritize a list of potential redevelopment sites within the city. | |
| | Recommendation 3.2: Develop shovel-ready parcels in a diversity of sizes that have access to transportation infrastructure, public utilities, and telecommunications. | |
| X | Recommendation 3.3: Review and update zoning and design regulations to create high-quality development that is complimentary to the neighborhoods and strategic vision of the city. | |
| | Recommendation 3.4: Consider the use of acquisition and eminent domain for redevelopment. | |

Objective 4: Private Investment

Experience increased private investment by overcoming real or perceived barriers to growth.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: Serve as a clearinghouse of information with quality customer service to potential investors in the community, while assuring conformance to development standards and regulations. | |
| X | Recommendation 4.2: Review and update economic development finance and technical assistance tools. | |
| | Recommendation 4.3: Engage the private sector in discussions regarding policies and programs that would promote further investment and identify those which put the community at a competitive advantage. | |
| | Recommendation 4.4: Further develop and maintain an Economic Development Web site that promotes the benefits of investing in West Allis. | |

Objective 5: Business Retention and Expansion

Identify and invest in efforts to capture sectors of the economy that correspond with local, regional, national and/or global trends, in which West Allis can be competitive.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: Meet with industry leaders in West Allis to identify opportunities to deliver products and services more effectively and efficiently. | |
| | Recommendation 5.2: Create and foster business relationships between local and regional suppliers. | |
| | Recommendation 5.3: Prioritize the development of local businesses within targeted industrial sectors. | |

Objective 6: Workforce

Work with local and regional businesses and organizations to expand the talent, education, and economic capacity of the workforce.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 6.1: Support the creation of workforce development programs that serve the local community and lead to employment opportunities. | |
| | Recommendation 6.2: Recognize the increasing diversity of West Allis and stimulate interaction between all members of the community. | |
| | Recommendation 6.3: Assist the Chamber of Commerce in promoting workforce development. | |

Objective 7: Quality of Life

Highlight and advance efforts that improve quality-of-life indicators as a means to inform location decisions of residents and businesses.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 7.1: Develop and distribute materials that promote the availability of quality education, affordable living, recreation opportunities and regional accessibility in West Allis. | |
| | Recommendation 7.2: Support investments in recreational, entertainment, cultural and housing options that attract residents, employers, and additional private investment. | |
| | <ul style="list-style-type: none"> Recommendation 7.3: Promote “art” as part of the West Allis culture not only in defining a sense of place but developing an artist community that builds and supports new creative businesses and captivating entertainment venues. | |

Objective 8: Sustainability

Promote public and private sector development that fosters growth and meets sustainable (economic, environmental, social, and cultural) community needs without jeopardizing the future.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 8.1: Work with developers to upgrade, reuse or recycle existing buildings and infrastructure to retain and optimize previous investments. | |
| | Recommendation 8.2: Enhance and restore place making by preserving the historic and architectural features of West Allis. | |
| | Recommendation 8.3: Work with developers to incorporate energy conserving measures, using efficient infrastructure and appliances, alternative energy, natural light and ventilation, and local materials. | |
| | Recommendation 8.4: Promote the creation of an Energy Conservation District within the City's Downtown to evaluate “green strategies” | |

Objective 9: Downtown, Business, and Neighborhood Improvement Districts

Increase the value, appearance and vitality of West Allis' Historic Downtown, and other Business and Neighborhood Districts as unique community assets.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 9.1: Support the existence of the Downtown Business Improvement District (BID) as the lead organization for Downtown revitalization efforts. | |
| X | Recommendation 9.2: Promote the creation of additional Business and Neighborhood Improvement Districts throughout the city. | |
| | Recommendation 9.3: Continue to offer façade grants and assistance loans to high-quality renovations that upgrade and/or restore the appearance of development within the city. | |
| | Recommendation 9.4: Work with the Downtown BID on creating a business attraction strategy to enhance the entertainment, cultural and retail resources within Downtown. | |
| | Recommendation 9.5: Invest in efforts that increase the quality of infrastructure and public space in Downtown. | |
| | Recommendation 9.6: Promote the creation of more housing options in Downtown. | |

Objective 10: Accessibility to Regional Economy

Maintain accessibility throughout the region for business and employee needs through investments and support of multi-modal transportation infrastructure.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 10.1: Work with regional leaders to develop and maintain transportation infrastructure that serves local needs and limits sprawl. | |
| | Recommendation 10.2: Prioritize developments that have access to multi-modal transportation connections, such as mass transit, rail, bicycle lanes/paths and sidewalks. | |
| X | <ul style="list-style-type: none"> Recommendation 10.3: Support the goals outlined within the National Avenue Corridor and Highway 100 Study | |

Objective 11: Education

Continue to work with educational institutions in West Allis and the region to foster the development of curricula and campuses that serve the needs of our workforce and neighborhoods.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 11.1: Serve as a liaison between the local business community and regional education providers to align the education and skills of the workforce with existing and future needs. | |
| | Recommendation 11.2: Meet with the leaders of advanced education institutions to learn of long-range development plans and needs. | |
| | Recommendation 11.3: Utilize the resources offered at MATC for the creation of workforce development initiatives. | |

Objective 12: Regionalism

Work with neighboring and overlapping jurisdictions on increasing the economic value of West Allis and the Milwaukee Metropolitan Region.

| High Priority | Economic Development Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 12.1: Continue to work with the First-ring Industrial Redevelopment Enterprise (FIRE) in promoting redevelopment on a regional basis, forming coalitions to attract resources to Southeastern Wisconsin. | |
| | Recommendation 12.2: Support the work of the Milwaukee 7 and work with them to promote regional economic development. | |
| | Recommendation 12.3: Identify policies and actions that diminish the competitiveness of West Allis within the region, and work with regional partners to address them. | |

Housing

Housing Goal 1: Maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

Objective 1: Support “Aging in Place”

Continue to be a community where residents can age without leaving the city. Provide adequate types of housing to serve young professionals, families, and senior citizens.

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Maintain housing options for all income levels and age groups within the City’s housing portfolio. | |
| | Recommendation 1.2: Maintain zoning districts that allow for a variety of housing types. | |
| X | Recommendation 1.3: Encourage high-quality, maintenance-free housing options - such as condos, rowhomes, or town houses - to provide choices for young professionals, empty nesters, etc. | |
| | Recommendation 1.4: Support unique housing options, such as live-work developments, accessory dwelling units and cooperative housing. | |
| | Recommendation 1.5: Encourage young families to move into high-quality apartments in West Allis. | |
| X | Recommendation 1.6: Renovate existing single-family homes to make them more family-friendly and modern. | |
| | Recommendation 1.7: Identify underutilized land to build new single-family housing stock. | |
| | Recommendation 1.8: Promote the availability of land for the redevelopment or rehabilitation of housing stock that accommodates larger households and/or more modern updates to living arrangements. | |

Objective 2: Increase Homeownership

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| X | Recommendation 2.1: Increase the percentage of owner-occupied units within the City. | |
| | Recommendation 2.2: Promote affordable home buying opportunities to young families. | |

Objective 3: Promote High-Quality Senior Housing Options

Promote development of an adequate supply of high-quality senior housing options. Direct such developments to areas that are close to services that seniors typically require, including public transit.

| High Priority | Housing Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 3.1: Maintain City-owned senior housing to preserve and enhance affordable, quality housing options. | |

Objective 4: Locate Higher Density Multi-Family Near a Mix of Uses

Plan for higher density multi-family housing in parts of West Allis where streets and sidewalks can accommodate traffic, and where there is access to parks, shopping, community facilities, and existing or planned public transportation routes.

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| X | Recommendation 4.1: Incorporate high quality multi-family housing and mixed use infill on redevelopment sites. | |

Housing Goal 2: Preserve and enhance the unique character of the different West Allis neighborhoods, including the distinct identities of the City's districts, and corridors, while directing growth and development.

Objective 1: Protect the Historical Integrity of Residential Properties

Protect the historic integrity of residential properties in West Allis by establishing design guidelines for the various architectural styles throughout the City, including both historic styles and modern design that is balanced with the context of existing architectural styles. Utilize the design guidelines when reviewing applications for additions and residential renovation.

| High Priority | Housing Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Establish design standards guidelines for residential properties. | |
| | Recommendation 1.2: Utilize the design standards guidelines when reviewing applications for additions and residential renovation. | |

Objective 2: Explore Various Property Maintenance Programs

Explore various property maintenance programs to protect and enhance City's housing stock and property values. Programs to consider include but are not limited to time-of-sale inspections, enhanced property code enforcement.

| High Priority | Housing Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 2.1: Explore possible funding options to minimize the financial impact of property maintenance programs. | |

Objective 3: Encourage Compatible Residential Infill and Rehabilitation Projects

Encourage residential infill and rehabilitation that respects the integrity and composition of the City's existing development patterns, including site layout, building materials, building character and scale, open space, and integrated connectivity.

Housing Goal 3: Support sustainable site design and building practices for construction and rehabilitation opportunities in all neighborhoods.

Objective 1: Encourage "Green" Residential Development

Encourage "green" practices for the construction and rehabilitation of housing within the City, including practices that promote energy conservation, the use of sustainable materials, improved air quality, and stormwater management.

Objective 2: Promote Energy Independent Community Status

Promote the City's status as an Energy Independent Community with property owners in West Allis.

Housing Goal 4: Work with regional, state, and federal agencies to provide housing programs and assistance to property owners.

Objective 1: Coordinate with Agencies to Encourage Housing Rehabilitation Programs

Coordinate with HUD, WHEDA, the Wisconsin Department of Commerce, the Wisconsin Partnership for Housing Development, and Milwaukee County to encourage the use of financial assistance programs for housing rehabilitation.

Transportation

Transportation Goal: Provide a safe and efficient multi-modal transportation network that will effectively serve the travel needs within the City and region.

Objective 1: Pedestrian and Vehicular Safety

Plan for complete streets for pedestrian and vehicular safety.

| High Priority | Transportation Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 1.1: During construction projects, redesign streets to be "Complete Streets," narrowing when possible to improve safety and reduce pavement. | |
| | Recommendation 1.2: Promote the Safe Routes to School initiatives in West Allis. | |
| | Recommendation 1.3: Review the crash rates annually. For intersections with crash rates above 1.0 crash per million entering vehicles (MEV), identify crash patterns and recommend potential countermeasures. | |
| | Recommendation 1.4: Upgrade pedestrian heads to the countdown pedestrian signal heads per Manual on Uniform Traffic Control Devices (MUTCD). | |
| | <ul style="list-style-type: none"> Recommendation 1.2: Implementation of: National Avenue Corridor Strategic Plan and strategies employed within the Hwy-100-Corridor-Study. | |
| | Recommendation 1.3: Consider a roundabout as an alternate to installing traffic signals. Roundabouts are safer than traffic signals and result in fewer crashes of high severity. | |
| | Recommendation 1.6: Upgrade all crosswalks, sidewalks, and curb ramps to current ADA standards. | |

Objective 2: Efficient Vehicular Movement

Plan for complete streets for efficient vehicular movement.

| High Priority | Transportation Recommendations | Page Number |
|---------------|---|-------------|
| X | Recommendation 2.1: Encourage cross access between businesses along the arterials through a modified back road system. | |
| X | Recommendation 2.2: Develop access management plans for the major arterials. | |
| | Recommendation 2.3: Remove unwarranted traffic signals to reduce delays for drivers. | |
| | Recommendation 2.4: Update pedestrian timings to allow for walking speed of 3.5 feet per second per MUTCD. | |
| | Recommendation 2.5: Promote the use of alternate forms of transportation. | |
| | Recommendation 2.6: Perform traffic counts, periodically, at signalized intersections to update timings based on Institute of Transportation Engineers (ITE) and MUTCD standards. | |
| | Recommendation 2.7: Review the Pavement Surface Evaluation Rating (PASER) for the City's streets biannually. | |
| | Recommendation 2.8: Design improvements to achieve Level of Service D or better traffic operations, if feasible. | |
| | Recommendation 2.9: Consider a roundabout as an alternate to installing traffic signals. Roundabouts are safer than traffic signals and result in fewer crashes of high severity. | |

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|--|---|--|
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| | <ul style="list-style-type: none"> ▪ Recommendation 2.9: Require traffic impact studies for developments/ redevelopments generating over 100 additional trips during a peak hour. | |

Objective 3: Multi-Modal Transportation

Plan for complete streets for multi-modal transportation.

| High Priority | Transportation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 3.1: Prioritize the proposed bicycle and pedestrian facilities recommended in the City's proposed Bicycle and Pedestrian Master Plan. Conduct feasibility studies to identify any potential impacts. | |
| | Recommendation 3.2: Review transit ridership and look for opportunities to improve or expand the system such as Bus Rapid Transit (BRT), light rail, on-time arrival systems and enhanced shelters. | |
| | Recommendation 3.3: Consider pedestrian, bicycle, and transit accommodations with all reconstruction projects. | |
| X | Recommendation 3.4: Explore minimum/maximum parking standards and/or review/adjust parking standard ratios in the City's Zoning Ordinance to encourage less reliance on single-occupancy automobiles. | |
| | Recommendation 3.5: Promote the use of alternate forms of transportation for special events. | |

Objective 4: Maximize Existing Funding

Maintain and maximize the use of existing funding for local transportation improvements without increasing the burden on taxpayers.

| High Priority | Transportation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 4.1: Utilize the Capital Improvement Plan to plan and pay for road improvements. | |
| | Recommendation 4.2: Seek street maintenance and improvement funding alternatives, such as Federal and State funding. | |

Objective 5: Interagency Coordination

Improve coordination with other agencies.

| High Priority | Transportation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 5.1: Coordinate with WisDOT, Milwaukee County, and other transportation agencies regarding: <ul style="list-style-type: none"> ▪ Improvements to state and county highways in and around the City. ▪ Periodic updates to the traffic signal timings. ▪ Intersections with crash rates higher than 1.5 crashes per million entering vehicles. | |
| | Recommendation 5.2: Coordinate with Milwaukee County Transit System (MCTS) regarding: | |

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| | <ul style="list-style-type: none"> Monitoring ridership on the routes. Reviewing potential new routes. | |
| | Recommendation 5.3: Designate a City staff member to be the liaison between employment centers within the City and MCTS. | |
| | <ul style="list-style-type: none"> Recommendation 5.4: Participate in discussions regarding the formulation of a regional transit authority. The City Planner and City Engineer are members of the SEWRPC Vision 2050 Committee preparing a regional transportation plan. Continued participation with the SEWRPC, WisDOT, MCTS and surrounding municipal jurisdictions in ongoing visioning efforts and implementation (regional transportation, public transit, access to jobs/connectivity). | |

Parks and Open Space

Parks and Open Space Goal: To provide safe, attractive, and functional active and passive recreational /open space which will meet the current and anticipated demand of the City's residents of all ages and physical capabilities.

Objective 1: Maintain and Enhance Current Park Systems and Facilities

| High Priority | Parks and Open Space Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 1.1: Appropriate sufficient annual funding to preserve and upgrade City parks. | |
| | Recommendation 1.2: Work with the County and school system on maintaining current facilities. | |
| X | Recommendation 1.3: Update the Comprehensive Outdoor Recreation Plan and continue to analyze recreational needs of the City, such as additional mini-parks, ball diamonds, soccer fields, community gardens, and a skate park. Incorporate these facilities into existing parks and future open space designated areas. | |

Objective 2: Pedestrian Streetscapes and Public Spaces

As part of future redevelopment plans within the City, require pedestrian oriented streetscapes (walkable/bikeable), and incorporate open spaces as part of the development.

| High Priority | Parks and Open Space Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: Adopt Update the Bicycle and Pedestrian Master Plan for the City. As the City implements roadway improvements through its Capital Improvements Program, to consider review the opportunities for the implementation of facilities for bicyclists and pedestrians. | |
| | Recommendation 2.2: Develop potential multi-use bike and pedestrian paths connecting to existing trail systems, neighborhoods, and parks. Potential new Improvements to existing multi-use paths include: <ul style="list-style-type: none"> Cross-Town Connector Trail bridge over Highway 100 Local connections to the Hank Aaron State Trail at South 60 Street, South 70 Street, State Fair Park, South 94 Place and South 72 Street | |

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| | <ul style="list-style-type: none"> ▪ A multi-use path within RR spur right-of-way between the north City limits and West Mitchell Street | |
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Objective 3: Integrate Park and Open Space

Integrate park and open space areas into residential neighborhoods whenever feasible.

| High Priority | Parks and Open Space Recommendations | Page Number |
|---------------|--|-------------|
| | <p>Recommendation 3.1: Development of additional mini-parks or neighborhood scale parks within a five-minute walk (1320 feet) of residential neighborhoods. These parks should provide some of the following design characteristics:</p> <ul style="list-style-type: none"> ▪ Places to sit, gathering points, well defined entrances and visually accessible places, paths to desired destinations, pedestrian friendly design. Potential locations for future high quality interactive parks may include: <ul style="list-style-type: none"> ○ Lincoln Crest Open Space (1900 block South 102 Street) ○ Hale Fields (behind WAPD at 11301 West Lincoln and south of Hale HS) ○ Root River Parkway (Milwaukee County) | |
| | <p>Recommendation 3.2: Identify land available for cultivating community gardens that support the local economy, promotes public health and is a lower cost alternative to retail.</p> | |
| | <p>Recommendation 3.3: The minimum recommended improvement to every school ground is to remove a substantial portion of its asphalt surface and replace it with a lawn area to act as a multiple use play field and/or area for neighborhood or community gardening. Native planting and tree areas are recommended on the periphery of new green playgrounds to help define the area, provide shade, and improve the overall aesthetics of the site.</p> | |

Natural Resources

Natural Resources Goal: To preserve, protect, and enhance existing natural resources and environmentally sensitive areas that contribute to the positive and distinctive character of the City.

Objective 1: Improve Water Quality

Improve the quality of water in the Root River, Underwood, Honey Creek and Kinnickinnic drainage areas and associated tributaries.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|--|-------------|
| X | <p>Recommendation 1.1: Continue to utilize general surface water “best management practices” and conservation design techniques and coordinate with stormwater management objectives and policies outlined in the Utilities and Community Facilities element of this comprehensive plan.</p> | |
| | <p>Recommendation 1.2: Continue to implement stormwater, sediment and site erosion control practices for all new development and redevelopment to ensure compliance with City regulations. In addition, construction site inspection methods shall be enforced to ensure that the erosion control is properly installed and maintained.</p> | |

Objective 2: Groundwater Protection

Protect groundwater from surface contamination.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: As part of the site and landscaping design guidelines, maximize the efficiency of impervious/paved surfaces by encouraging groundwater recharge using infiltration practices in conjunction with surface water management for all new and redeveloping properties. Facilities such as bioswales, rain gardens or other stormwater management systems of appropriate scale should be considered in site design. | |
| | Recommendation 2.2: Promote density through high quality, compact and mixed-use development design for new or redeveloping areas. | |
| | Recommendation 2.3: Explore the redevelopment opportunity of Conceptual Area 27 (South 116 and Morgan Municipal Yard Site) for a conservation subdivision. This type of development, sometimes called cluster development, is intended to preserve green space in the City by using less land for individual lots and maintaining the natural features of the land as much as possible. | |

Objective 3: Improve Natural Habitats in Open Spaces

Maintain and support the system of public parks and open spaces that improve the value of wildlife habitat and natural vegetation communities.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| X | <p>Recommendation 3.1: In conjunction with MMSD and impacted private property owners, explore potential opportunities to “daylight” and “naturalize” the Honey Creek corridor. Consider the connectivity and quantity of natural systems in the City.</p> <p><i>(“Daylight” means to restore/unbury a previously diverted natural creek. “Naturalize” means removing concrete embankments and revamping the banks along major portions of a creek. Both measures would be designed to improve water quality, restore, and stabilize eroding banks, to provide suitable habitat for birds, fish and other wildlife and promote economic development).</i></p> | |

Objective 4: Protect and Enhance Natural Resources

Protect and enhance the quality of streams, woodlands, and wetland resources.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: For new development and redevelopment, require wetland buffers with widths ranging from a minimum of 10 feet to 50 feet for wetlands. The buffers shall be maintained in a natural condition (not mowed) and, if planted, shall incorporate native vegetation. | |
| | Recommendation 4.2: Consider the possibility of developing a natural resource management and maintenance plan for City-owned parks and open space to include activities such as monitoring for the presence of invasive plant species and other non-native flora. The plan should be developed in coordination with the City Forester | |

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| | to ensure appropriate management and maintenance techniques are understood and used. | |
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Objective 5: Promote Environmentally Responsible Industry

Encourage existing local industry to develop sustainable practices and environmental performance measures to reduce expenditures, gain competitive advantage and measurable reductions in environmental pollution.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: Compile interesting examples/case studies of sustainable manufacturing practices and eco-innovation and work with local industry to establish best practice measures. | |
| | Recommendation 5.2: Develop an online resource for the above referenced best practices for knowledge sharing and networking. | |

Objective 6: Coordinate Preservation and Restoration Efforts

Coordinate preservation and restoration of natural resources with appropriate local, state, and federal agencies.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 6.1: Continue to meet with representatives from the WDNR, Milwaukee and Waukesha County, MMSD, adjacent municipalities, and others that share a mutual interest in the natural resource base within the City. In collaboration with other agencies, the City shall continue to share information about natural resources, coordinate and prioritize management efforts, and determine responsibilities and capabilities for implementation of management and implementation plans affiliated with the City's natural resource base. | |

Objective 7: Increase Sustainability Awareness and Education

Increase awareness and education of issues related to sustainability best practices for West Allis and the larger metropolitan region.

| High Priority | Natural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 7.1: Establish a Citizen Advisory Committee (a Green Team) on sustainability to incorporate citizens into the policy making process. | |
| | Recommendation 7.2: Adopt language into the Municipal Code stating that sustainability will be a guiding principle. | |
| | Recommendation 7.3: Advertise sustainability initiatives on the City website to highlight information and educate the public. | |
| | Recommendation 7.4: Develop a demonstration project on City property with the intent of pursuing available grant opportunities (MMSD, WeEnergies, Focus on Energy). Examples of demonstration projects include a solar voltaic power project at the Farmers Market, reconstructing a Downtown parking lot with porous pavement, or wind turbines along portions of Interstate. | |

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| | Recommendation 7.5: Continued sending professional development opportunities for local staff, elected officials, and Plan Commissioners to various training opportunities. | |
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Cultural Resources

Cultural Resources Goal 1: To develop a local preservation plan and to increase public and private sector awareness of the community's historical and architectural heritage.

Objective 1: Identify Historic Resources

Identify buildings, structures, sites, and historic districts that meet the criteria for listing on the National Register of Historic Places.

| High Priority | Cultural Resources Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 1.1: Update the historical survey every 10 years to identify new historically significant locations within the City. | |

Objective 2: Increase Awareness of Historic Resources

Increase public and private sector awareness of the community's historical and architectural heritage.

| High Priority | Cultural Resources Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 2.1: Implement the findings of the historic resources survey, as described in Chapter 7. | |

Cultural Resources Goal 2: Continue to develop existing and explore new opportunities for the community to develop a positive and memorable sense of place and time.

Objective 1: Encourage an Interconnected Community Lifestyle

Nurture a healthy lifestyle by creating a living environment that provides for human needs and values, ranging from interpersonal social connections to human connections with the City's history and natural environment.

| High Priority | Cultural Resources Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Continue to support and enhance the WAPD block watch and Neighborhood Partnership initiatives. | |
| | Recommendation 1.2: Update the Citywide Site, Landscaping and Architectural Design Guidelines and consider developing a set of design guidelines for various neighborhood districts of significance to preserve character. | |
| | Recommendation 1.3: Historical Commission to promote and implement additional historic walking tours and a parade of historic homes/ neighborhood event. | |
| | Recommendation 1.4: Promote the City and continue to utilize parks, open spaces, civic plazas and buildings for public events and happenings to engage all citizens. | |
| | Recommendation 1.5: As part of the approval process incorporate social spaces, public art, and interpretive areas into development plans. | |

Utilities and Community Facilities

Utilities and Community Facilities Goal 1: Keep West Allis safe, clean, and efficient through effective public service delivery that is response to our resident’s needs.

Objective 1: Update Existing Codes, Policies, and Procedures

Make the recommendations within this chapter achievable by updating existing codes, policies and procedures as needed to deliver the recommendations.

Utilities and Community Facilities Goal 2: Emphasize energy efficiency and sustainability in the delivery of public utilities, services, facilities, and purchases.

Objective 1: Continue progressive Stormwater Management Initiatives

Utilize progressive stormwater management initiatives and techniques to reduce damage to private property and increase quality stormwater runoff.

Objective 2: Implement Sustainability and Energy Efficiency in the Public Realm

Implement programs for greater sustainability and energy efficiency in public utilities, services, and facilities, such as implementing energy retrofits in existing buildings, consolidation, and reducing the amount of pavement throughout the City.

Objective 3: Support Energy Efficient Building Practices in New Construction and Retrofits of Existing Buildings

Set an example for the rest of the community by continuing to pursue opportunities to integrate energy efficient building practices into the design and construction of new buildings and through the retrofitting of old buildings.

Utilities and Community Facilities Goal 3: Overcome Milwaukee Metropolitan Sewerage District’s stringent sewershed flow allocations, which penalize established urban areas by limiting the amount of infill development, and thus promote urban sprawl.

Objective 1: Encourage MMSD to Modify Allocations

Encourage MMSD to modify their plans that limit redevelopment opportunities within fully developed communities.

City Hall

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Use City Hall as example for the rest of the community by implementing additional energy efficiency retrofits through partnerships with We Energies and Focus on Energy, so that City Hall can qualify to be a Certified Energy Star building. | |

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| | Consider designating City Hall to the State and National Register of Historic Places. | |
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Library

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 2.1: In 2010 the City will begin a refurbishing of the entire Children's department utilizing a \$150,000 private donation. Technology is becoming the priority in public libraries in terms of maintaining efficiencies, and providing services (i.e., more computers, web-based databases available from the library, home, or business, and expanded self-service options). Additionally, work will commence in 2010 on a Young Adult/Teen area of the library. Technology is becoming the priority in public libraries in terms of maintaining efficiencies, and providing services (i.e., more computers, web-based databases available from the library, home, or business, and expanded self-service options). Additionally, work will commence in 2010 on a Young Adult/Teen area of the library. | |
| | Recommendation 2.2: While the West Allis Library currently produces a service plan every three years, in the next 15-20 years it is recommended that an assessment be completed to ascertain if City library services need updating or expansion. | |

Public Health Services

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 3.1: The health department facility was built in 1978 and was designed primarily as a health clinic to serve individual clients. The future of public health practice dictates that public health departments will convene and mobilize stakeholders and partners to improve the health status of the community. In addition, the department should be a one-stop center where health department staff and community-based organizations can provide needed services. It is recommended that there be consideration to update facilities to accommodate these new, contemporary roles for the health department and consider accommodations to a shortage of parking at the facility. | |

Farmers Market

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: A restoration of the Historic West Allis Farmers Market was completed in 2006. Since that time additional programming has taken place on the site such as Forks & Corks, a Chamber-sponsored event in late summer that features local restaurateurs, art, and wine tasting. The City hopes that as the neighborhood around the site continues to grow that an expansion of both public and private uses within the Farmers Market site will take place. | |

Senior Center

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: As the baby-boomer generation ages there will be increased demands for space and for programs at the Senior Center. With the Senior Center already at or near full capacity, consideration of expansion or relocation/consolidation of the buildings and programs for seniors to fit the needs | |

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| | of the aging baby boomer demographic should be explored within the 20-year planning period. | |
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County Facilities

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 6.1: Continue the positive partnership that exists with Milwaukee County to ensure that our County Parks continue to serve the needs of our community. | |

Law Enforcement and Protection

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 7.1: Within the planning period, the Police Department anticipates a significant need for equipment and adequate funding to address both the investigation of technology-based crimes and technology advances available to law enforcement agencies that allow for greater effectiveness and efficiency. Additionally, a technological upgrade to the existing dispatch center will be required. | |
| | The Police and Municipal Court Center has a critical shortage of adequate parking. An expansion of their existing parking lots is required over the next five years. | |

Fire, Rescue, and Emergency Medical Services

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 8.1: Regarding facilities, the condition and location of Fire Station 3 should be given consideration in the City's long-term plan. | |

Wireless Networks

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 9.1: Research and employ smart city technology best practices as part of the City capital improvement budget. | |
| | Recommendation 9.2: Allow for a small cell network toward continued evolution of processing speed wireless technologies using less power that will benefit the City from such a system and drastically change the way future business is conducted. This could also allow the City to provide wireless access to its citizens within the City, regardless of income. | |

Power Plans and Transmission Lines

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 10.1: Maintain communication and work with We Energies and the American Transmission Company regarding the generation and supply of power within the city and region. | |
| | Recommendation 10.2: As discussion and legislation regarding renewable energy continues to progress, the City should be aware of how future energy production will affect services in the city, region, and state. | |

Education

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 11.1: Support educational initiatives that provide students with the skills to address the changing economy. Establish regular communication with area education providers to discuss issues of mutual concern including facility location/expansion, impacts of new development, impacts of education facilities and activities on the community, parks and recreation programs, population and growth projections, and involvement in the community. | |

Recreation Department

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 12.1: Due to expanded program offerings over the past years, the Recreation Department has maximized the use of all 16 school buildings, 2 recreation buildings, and the city parks available to it. As the Department strives to meet the ever-changing needs of the community it foresees a shortage of gymnasiums, athletic fields, and green space to accommodate all recreation programming needs and the community organizations seeking to use the school district and community facilities available. As they look to the future, it is important to maintain and improve facilities, available parks, athletic fields, and green spaces that we have in West Allis. | |
| | Recommendation 12.2: Consideration will need to be given to facility improvement so that the city can continue to offer the high quality and affordable programs that our community has come to know and expect. | |

Hospital

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 13.1: Within the planning period a future expansion of the existing Aurora campus to the northwest (South 92 Street and West Lincoln Avenue) may be explored. | |

Honey Creek Cemetery

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 14.1: Continue maintenance of this facility, as it serves as a valuable educational and cultural resource. | |

Engineering and Public Works Facilities: Public Works Division

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 15.1: Within the planning period there will be a need for a major evaluation to determine if renovation, relocation, or expansion of the Public Works Division's outdated facilities are necessary. Major capital improvements may be needed to continue operations at the existing site due the age, deterioration, and economic obsolescence of the existing facilities. | |

Engineering and Public Works Facilities: Morgan Avenue Yard

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 16.1: Within the 20-year planning period the city will explore alternative sites to the 116th and Morgan site yard waste drop-off site as the South 116 Street drop-off site has potential for future residential development. Alternative facilities will have to be provided to adequately replace all of the Public Works operations that are currently being undertaken at the Morgan Avenue Yard. Options include relocating the Morgan Avenue Yard operations to the Solid Waste Transfer Station location by building a storage building there, while at the same time working with the City of Greenfield to collocate an alternative location for leaf and brush storage. | |

Engineering and Public Works Facilities: Solid Waste Disposal

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 17.1: Within the 20-year planning period the City may look at adding scrubbers to the transfer station location to mitigate the release of odors into the neighborhood. | |

Engineering and Public Works Facilities: Street and Sewer Division

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 18.1: Continue the annual review of street and sewer conditions to appropriately annually fund the 10-year Capital Improvements Program. | |

Engineering and Public Works Facilities: Water Supply

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 19.1: The utility will be challenged to maintain affordable rates as operational costs increase and water sales continue to decline for industrial businesses. | |
| | Recommendation 19.2: Within the planning period, the City of West Allis anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects and to maintain a high level of service for existing development. | |

Engineering and Public Works Facilities: Wastewater Service

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 20.1: Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, reduce inflow and infiltration of clear water into the system and to maintain a high level of service for the citizens and businesses of West Allis. | |

Engineering and Public Works Facilities: Stormwater Management

| High Priority | Utilities and Community Facilities Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 21.1: Within the planning period, the City anticipates the need for many upgrades to infrastructure to accommodate new development and redevelopment projects, replace aging parts of the system and increase detention facilities. The City's long-term stormwater goals include improving the water quality to meet or exceed the regulatory levels and to provide a higher level of protection against flooding for the citizens and businesses of West Allis. | |
| | Recommendation 21.2: In an effort to better manage stormwater flooding, as well as stormwater quality, the City of West Allis needs to have a long-term plan to achieve these goals. This plan could explore the installation of underground detention structures or open detention ponds as opportunities arise with each new development or redevelopment in the City. Additional opportunities to install detention will be available through a coordinated effort of the City and commercial property owners, large and small, as part of projects such as repaving parking lots or in solving drainage issues on existing sites. | |
| | Recommendation 21.3: The City must find creative ways to overcome MMSD's stringent sewershed flow allocations, which penalize existing urban areas and thus promote urban sprawl. | |
| | Recommendation 21.4: Additional initiatives include: adding impervious pavement to select paving projects, naturalizing the Honey Creek and day lighting it in select areas and eliminating excess pavement in areas throughout the City wherever possible. | |

Land Use

Land Use Goal: Encourage continuation and future development of compatible land uses within our urban community.

Objective 1: Encourage Compatible Infill Projects

Encourage compatible and complementary design of all infill development.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 1.1: Recommend all housing rehabilitation and new construction projects to be compatible with the historic character of the neighborhood. | |
| | Recommendation 1.2: Encourage mixed density and dwelling types as a means of diversifying the housing stock. | |
| | Recommendation 1.3: Encourage compatible scales of development when locating commercial next to housing. | |
| | Recommendation 1.4: Develop design guidelines for residential neighborhoods based on the period of construction and architectural style. | |
| | Recommendation 1.5: Explore opportunities for parcel consolidation to allow for greater flexibility to meet market demand. | |

Objective 2: Support a Mix of Uses in the Community

Continue to support the presence of a strong mix of uses.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: Redevelop underutilized parcels throughout the City to integrate commercial uses with public amenities. | |
| | Recommendation 2.2: Continue to consider market demand for commercial, industrial, and housing uses when planning future development projects. | |

Objective 3: Preserve Existing Residential Character

Preserve existing single family and multi-family housing character within residential neighborhoods and corridors unless poor maintenance requires demolition.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 3.1: Utilize the City's historic preservation and architectural review tools to help preserve the character of existing residential neighborhoods. | |

Objective 4: Support Sustainable Redevelopment Projects

Incorporate sustainable building and stormwater techniques into redevelopment projects.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 4.1: Identify sites where stormwater best management practices, including rain barrels, rain gardens, bioswales, porous pavement, recessed parking islands, and native plantings can be implemented. | |
| | Recommendation 4.2: Encourage sustainable building practices for redevelopment throughout the City. | |
| | Recommendation 4.3: Consider the adoption of a Green Building Code, which might include aspects of water conservation, graywater reuse, energy production and pedestrian-oriented amenities, to promote sustainable development. | |

Objective 5: Establish Appropriate Buffers and Transitions

Create appropriate buffers and transitions between uses.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: Implement the City's Zoning Ordinance site and landscaping requirements. | |
| X | Recommendation 5.2: Encourage appropriate transitions in building scale and character from commercial corridors to residential neighborhoods. | |
| | Recommendation 5.3: Direct traffic to the major street system to prevent traffic from over-utilizing residential streets. | |
| | Recommendation 5.4: Provide adequate off-street parking and loading facilities that are screened from public view. | |

Objective 6: Reinforce Public Spaces with Redevelopment Opportunities

Redevelop underutilized sites to provide out lot opportunities that reinforce the public space of the corridor.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 6.1: Include public open spaces and landscape features to divide large parking lots and serve as transitional spaces. | |

Objective 7: Ensure Adequate Circulation Throughout the City

Ensure adequate and accessible circulation and parking to and within future development projects.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 7.1: Encourage shared parking between merchants where feasible. | |
| | Recommendation 7.2: Consolidate curb-cuts, where possible, to provide a safe and efficient traffic system. | |
| | Recommendation 7.3: Locate new buildings along the right-of-way with parking behind or between buildings, as parcels redevelop. | |

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| | Recommendation 7.4: Provide linkages between employment centers and nearby housing to allow residents to walk and bike between uses. | |
| | Recommendation 7.5: Create wayfinding elements and establish bicycle and pedestrian linkages between housing areas, schools, and nearby parks. | |

Objective 8: Support Collaborative Downtown Improvement Efforts

Continue to foster the development of West Greenfield Avenue as a main street destination.

| High Priority | Land Use Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 8.1: Implement streetscape improvement projects which uniquely identify the downtown. | |
| | Recommendation 8.2: Support the Main Street program and the Downtown West Allis Business Improvement District. | |
| | Recommendation 8.3: Continue to work with property owners on façade improvements through façade grant and loan programs. | |
| | Recommendation 8.4: Create visible linkages, such as wayfinding signage, between downtown storefronts and parking lots. | |

Objective 9: Promote Transit-Oriented Development

Support high-density mixed-use development in corridors and districts that have potential to utilize mass transit.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 9.1: Support the existence of mass transit within the metro Milwaukee area. | |
| | Recommendation 9.2: Review the City's Zoning Ordinance for compatible land use and zoning to ensure that high density is permitted along a potential mass transit corridor. | |

Objective 10: Land Use Implementation

Use this plan as a basis for reviewing development applications and as the foundation for re- writing the City's Zoning Ordinance.

| High Priority | Land Use Recommendations | Page Number |
|---------------|--|-------------|
| X | Recommendation 10.1: Re-evaluate the City's Zoning Ordinance and Site, Landscaping and Architectural Review Guidelines. | |

Intergovernmental Cooperation

Intergovernmental Cooperation Goal: Build and maintain mutually beneficial relationships and open communications with intergovernmental jurisdictions and authorities that provide cost-effective, orderly services and compatible development within West Allis and the region.

Objective 1: Support Coordination with the WAWM School District

Continue to work with the West Allis-West Milwaukee School District on the future needs of facilities and services within the community.

Objective 2: Maintain Communication with Adjacent Communities

Maintain continuous communication and comprehensive planning participation with surrounding municipalities.

Objective 3: Coordinate with Other Entities to Support Smart Growth

Work with neighboring municipalities, overlapping jurisdictions and regional entities on the development of plans and policies that support Smart Growth development within West Allis and the region.

City of Milwaukee

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 1.1: The City of West Allis should work with the City of Milwaukee to encourage property maintenance and commercial improvements along West Oklahoma Avenue and the remainder of its southeastern border. | |
| | Recommendation 1.2: The City of West Allis should work with the City of Milwaukee to encourage transportation, commercial and neighborhood improvements in Milwaukee south of I-94 and north of West Allis' border, as this area serves as a gateway into West Allis for many interstate commuters. | |
| | Recommendation 1.3: The City of West Allis should maintain awareness of the planning efforts in the City of Milwaukee, review drafts and provide comments regarding policy recommendations; in order to strengthen economic conditions and quality-of-life measures in the metro region through compatible urban redevelopment. | |

City of Greenfield

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 2.1: The City of West Allis should continue to work with the City of Greenfield to ensure compatible development, with particular attention to the area including West Allis' Morgan Avenue Yard. | |
| | Recommendation 2.2: The City of West Allis should work with the City of Greenfield to assure that transportation corridors, such as Highway 100 and north-south bike routes, transition between municipalities in accordance with desired standards. | |

City of Wauwatosa

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 3.1: The City of West Allis should continue to work with the City of Wauwatosa to assure compatible development, transportation infrastructure and economic development issues associated with their shared borders, with particular attention to the Highway 100 corridor. | |

City of New Berlin

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 4.1: The City of West Allis should work with the City of New Berlin on creating compatible development and improved gateway corridors between the two communities. | |

City of Brookfield

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 5.1: The City of West Allis should seek collaboration with Brookfield, New Berlin, and the State of Wisconsin for any future transportation improvements to West Greenfield Avenue | |

Village of West Milwaukee

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 6.1: The City of West Allis should work with the Village of West Milwaukee to ensure that mutually beneficial and compatible development is planned along its borders. | |
| | Recommendation 6.2: Key transportation and gateway corridors with West Milwaukee, such as West National and West Greenfield Avenues, should be looked at for improvements. | |
| | Recommendation 6.3: West Allis should continue to evaluate its service relationships with West Milwaukee and look for ways to improve its efficiency and quality. | |

State of Wisconsin

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 7.1: West Allis should continue to be aware of State legislation and work with State agencies to implement local actions. | |
| | Recommendation 7.2: West Allis should work with the State to ensure that adequate funding, through revenue sharing and other programs, is allocated to first-ring industrial cities. | |

Wisconsin Department of Transportation (WisDOT)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 8.1: The City of West Allis should continue to work with WisDOT to ensure that state-controlled transportation projects complement local goals and objectives, with particular attention to the Zoo Interchange. | |

Wisconsin Department of Natural Resources (WDNR)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 9.1: West Allis should continue to work with the WDNR to attain funding and assistance for the management and redevelopment of contaminated sites throughout the City. | |
| | Recommendation 9.2: The City should ensure that the policies of the WDNR do not prohibit urban redevelopment and promote sprawl. | |

Wisconsin State Fair

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 10.1: As a major landholder, traffic generator and consumer attraction, West Allis should engage the Wisconsin State Fair Park in discussions regarding long-range plans for the site. | |
| | Recommendation 10.2: The City should communicate with State Fair to ensure that all proposed land uses, and new developments complement the City's vision at this site. | |
| | Recommendation 10.3: Peak traffic demands associated with the park should be integrated with the city's infrastructure capacity. | |

Milwaukee County

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 11.1: Work with Milwaukee County to ensure long-term maintenance of streets, parks, parkways, and regional transit within West Allis. | |
| | Recommendation 11.2: West Allis should engage in communications with the County pertaining to the preservation, contraction, or expansion of existing programs, as the County defines its future role in providing services. | |
| | Recommendation 11.3: The City should maintain discussions with the County pertaining to the continuation and formation of TIF districts within the City. | |

Milwaukee County Transit System (MCTS)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 12.1: The City of West Allis should work with MCTS to assure that regional transit service continues to be offered within the city. | |

| | | |
|--|---|--|
| | Recommendation 12.2: West Allis should identify and provide suggestions for improvements to transit service, such as potential Bus Rapid Transit or fixed-rail service within the City of West Allis. | |
| | Recommendation 12.3: West Allis should participate in discussions regarding the formulation of a regional transit authority to oversee the preservation and management of the region's transit system. | |

Milwaukee Metropolitan Sewerage District (MMSD)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 13.1: The City of West Allis should work with MMSD to ensure that MMSD's policies are not so onerous that they make sustainable urban redevelopment more costly than greenfield sprawl. (Cost prohibitive redevelopment policies should be modified to support a balance between user fees and developer costs.) | |
| | Recommendation 13.2: The City of West Allis should continue to review plan documents and participate in discussions with MMSD, as potential stormwater or water restoration projects are considered. | |

West Allis-West Milwaukee (WAWM) School District

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 14.1: The City should work with the School District on mutually beneficial upgrades to its facilities, such as the conversion of paved play areas to grass fields. | |
| | Recommendation 14.2: As a sensitive traffic generator, with considerable attention needed to safety, the City should continue to work with the School District on establishing or maintaining transportation amenities throughout the city to service the needs of the District. | |
| | Recommendation 14.3: The City should encourage the implementation of workforce development curricula to foster growth from secondary education to the labor force; trade, tech, and apprentice programs; technical colleges; and/or, universities. | |
| | Recommendation 14.4: The City should continue to work with the School District on implementing cost-effective redevelopments through TIF that will financially benefit both parties. | |

Milwaukee Area Technical College (MATC)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 15.1: West Allis should maintain current with MATC's long-range plans for its West Allis campus and plan mutually beneficial land use and transportation infrastructure accordingly. | |
| | Recommendation 15.2: The City should continue to work with MATC and the private sector to develop and provide workforce development programs that coincide with local economic development efforts, including programs aimed at non-matriculating high school students. | |

| | | |
|--|--|--|
| | Recommendation 15.3: West Allis should maintain open communication and planning participation with MATC regarding the financing and formation of redevelopment projects, such as TIF districts. | |
|--|--|--|

Southeastern Wisconsin Regional Plan Commission (SWRPC)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 16.1: The City should work with SEWRPC to promote policies that capitalize upon the economic and environmental benefits of urban redevelopment, and limit or equalize the cost of urban sprawl. | |
| | Recommendation 16.2: West Allis should continue to work with SEWRPC on regional planning issues by participating in the formulation and adoption of land use, transportation, and housing plans. | |

Milwaukee 7 (M7)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 17.1: West Allis should continue to work with the Milwaukee 7 to improve the economic status of the region, including West Allis, by regularly communicating ideas and pursuing activities that are complementary. | |

Wisconsin Economic Development Association (WEDA)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|--|-------------|
| | Recommendation 18.1: West Allis should continue to work with WEDA on advancing the economic prowess of the state in a manner that provides prosperity to West Allis and the Milwaukee region. | |

First-Ring Industrial Redevelopment Enterprises (FIRE)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 19.1: The City of West Allis should continue to work with FIRE in pursuing redevelopment projects that reinvigorate brownfield property, assist mixed-use development and/or expand businesses that provide jobs for local residents. | |

Downtown West Allis Business Improvement District (BID)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|---------------|---|-------------|
| | Recommendation 20.1: The City should work with the BID to preserve the cultural heart of the community through mutually beneficial improvements, such as enhanced signage, building facades, streetscape elements and landscaping. | |

| | | |
|--|---|--|
| | Recommendation 20.2: The City should encourage the BID to pursue energy-efficient upgrades and conservation measures that increase the competitive advantage and image of Downtown West Allis. | |
|--|---|--|

Milwaukee County Federated Library System (MCFLS)

| High Priority | Intergovernmental Cooperation Recommendations | Page Number |
|------------------|--|----------------|
| | Recommendation 21.1: West Allis should continue to evaluate its participation within MCFLS as an optimal way of providing cost-effective and improved library services to the citizens of the city. | |

**CITY OF WEST ALLIS
ORDINANCE O-2021-0005**

ORDINANCE TO CREATE STRUCTURE FIRE RESPONSE FEE

AMENDING SECTION 5.03(8)

WHEREAS, the West Allis Fire Department provides fire suppression activities when requested to respond to structures that are on fire; and

WHEREAS, the City incurs costs to respond to structure fires and current fees are insufficient to recuperate the cost of the Fire Department response; and

WHEREAS, the Fire Department's Fire Prevention Bureau has performed a cost analysis and has provided recommendations for including fees for responding to structure fires;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** "5.03 Fire Chief" of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.03 Fire Chief

1. Appointment and Term. See Section 2.20 of this Code.
2. Duties. The Chief of the Fire Department shall have command and supervision over all the members, apparatus and operations of the Fire Department, subject to the rules and regulations which may be prescribed by the Board of Police and Fire Commissioners and by the Common Council. He shall keep all appliances belonging to the City and used for the purpose of the Fire Department in good repair and ready for immediate and efficient service.
3. To Appoint Subordinates. The Chief shall appoint subordinates subject to the approval of the Board of Police and Fire Commissioners. Such appointments shall be made by promotion, when this can be done with advantage, otherwise from an eligible list provided by examination and approval by the Board of Police and Fire Commissioners and kept on file with the City Clerk.
4. To Make Rules for Department. The Chief may make rules and regulations for the good government of the Fire Department, consistent with the regulations prescribed by the Board of Police and Fire Commissioners.
5. Emergency Destruction of Property. The Chief and his assistants may direct the firemen to remove, tear down or otherwise dispose of any building or other structure when it shall become absolutely necessary to do so for the purpose of stopping or checking the

progress of a fire.

6. Other Duties; Fire Inspector.

- a. The Chief shall perform all duties delegated to him by the laws of Wisconsin, particularly sec. 101.14(2) of the Wisconsin Statutes, and by the ordinances of the City.
- b. An Annual Fire Prevention Inspection Fee shall be charged to the property owner for required inspections of each building, structure and premises.
- c. The fee for required annual fire inspections shall be as follows:
 - i. Residential:

| Building Type | Fee |
|----------------------|-----------------|
| 3 - 36 units | \$5.00 per unit |
| 37 - 60 units | \$200.00 |
| 61 - 100 | \$225.00 |
| 100 or more units | \$250.00 |

ii. Commercial:

| Building Type | Fee |
|------------------------------|------------------|
| Under 1,000 sq. ft. | \$10.00 per unit |
| 1,000 to 5,000 sq. ft. | \$25.00 |
| 5,000 to 25,000 sq. ft. | \$50.00 |
| 25,000 to 100,000 sq. ft. | \$100.00 |
| 100,000 to 250,000 sq. ft. | \$200.00 |
| 250,000 to 500,000 sq. ft. | \$300.00 |
| 500,000 to 1,000,000 sq. ft. | \$500.00 |
| Over 1,000,000 sq. ft. | \$750.00 |

iii. Industrial:

| Building Type | Fee |
|--------------------------------|------------|
| Under 5,000 sq. ft. | \$50.00 |
| 5,000 to 25,000 sq. ft. | \$100.00 |
| 25,000 to 100,000 sq. ft. | \$150.00 |
| 100,000 to 175,000 sq. ft. | \$250.00 |
| 175,000 to 350,000 sq. ft. | \$500.00 |
| 350,000 to 1,000,000 sq. ft. | \$750.00 |
| 1,000,000 to 2,000,000 sq. ft. | \$1,250.00 |
| Over 2,000,000 sq. | \$2,000.00 |

iv. Churches and Schools:

| Building Type | Fee |
|------------------------------|------------|
| Under 1,000 sq. ft. | \$10.00 |
| 1,000 to 5,000 sq. ft. | \$25.00 |
| 5,000 to 25,000 sq. ft. | \$50.00 |
| 25,000 to 100,000 sq. ft. | \$100.00 |
| 100,000 to 250,000 sq. ft. | \$200.00 |
| 250,000 to 500,000 sq. ft. | \$300.00 |
| 500,000 to 1,000,000 sq. ft. | \$500.00 |
| Over 1,000,000 sq. ft. | \$750.00 |

- d.
 - i. The fee for hotels and motels shall be the same as for residential property, except that the fee shall be calculated on a per room basis.
 - ii. The fee for mobile homes shall be the same as for residential property, except that the fee shall be calculated on a per mobile unit basis.
 - iii. Premises located within the City shall be inspected, pursuant to Sec. 101.14 of the Wisconsin Statutes.
 - iv. Square footage above refers to total floor area of any building or structure.
- e. The annual fee shall constitute a special charge against the property inspected. The annual fee shall be extended upon each year's tax roll for collection. If not paid on or before July 31 of each year, the fee shall become a lien on the property inspected and shall automatically be extended upon the current tax roll as a delinquent tax against the property. All proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply

to such special charge. The annual fee represents payment for fire inspections for the year in which payment is due.

- f. All buildings owned by the United States government, the State of Wisconsin, Milwaukee County, the Milwaukee Area Technical College, the West Allis - West Milwaukee School District, the Milwaukee Metropolitan Sewerage District and the City of West Allis, shall be exempt from this fire inspection fee.
- g. Severability. If any provision, clause, sentence, paragraph, section or part of this ordinance, or application thereof to any person, firm, corporation or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of said provision, clause, sentence, paragraph, section or part of this ordinance to other persons, firms, corporations or circumstances, but shall be confirmed in its operation to the provision, clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation or circumstance involved. It is hereby declared to be the legislative intent of the Common Council that this ordinance would have been adopted had such invalid provision or provisions not been included.

7. Ambulance Fee. [Ord. 6044, 10/5/1993; Ord. 6595, 11/20/2001]

- a. Whenever an ambulance of the City of West Allis shall convey a person, a fee shall be charged for such service to the person, his/her insurance company, or his/her estate. [Ord. O-2009-0031, 11/17/2009; Ord. O-2016-0059, 12/20/2016; Ord. O-2017-0058, 12/5/2017]
- b. The fee shall be established annually by the Common Council and shall be kept in the City Clerk's office. [Ord. 6537, 10/17/2000; Ord. O-2005-0029, 6/7/2005; Ord. O-2009-0031, 11/17/2009; Ord. O-2016-0059, 12/20/2016; Ord. O-2017-0058, 12/5/2017]
- c. The Fire Chief or his designee shall be responsible for obtaining the name, address, identification number and health insurance data of the person conveyed, as possible. The Treasurer shall be responsible for the billing and collection of the fee from the person conveyed.

8. ~~Crash and Vehicle Fire Billing~~ Fire Department Service Fees. [Ord. O-2012-0044, 12/4/2012; Ord. O-2017-0042, 10/3/2017; Ord. O-2018-0045, 1/15/2019]

- a. ~~Except as otherwise noted herein, whenever t~~The Fire Department of the City of West Allis Chief may impose a fee of up to \$500 if the Fire Department provides any of the following services:
 - i. ~~responds~~ A qualified response to a ~~crash~~ vehicle accident that does not involve a vehicle fire, ~~within the City limits, involving a vehicle or vehicles that is/are not registered to an address within the City of West Allis at the time of the event,~~ . The fee shall be charged, ~~as set forth in Subsection (c) below, for such service~~ to the vehicle owner(s). The owner of any such vehicle that is legally parked shall not be charged a fee for such service. The owner of a vehicle that is registered to an address within the City of West Allis at the time of the event shall not

- be charged a fee for this service.
- ii. A qualified response to a vehicle fire, whether it involves a crash or not, within the City limits. The fee shall be charged to the vehicle owner(s).
 - iii. A qualified response to a structure fire within the City limits. The fee shall be charged to the owner of the real property.
- b. ~~Whenever the Fire Department responds to a vehicle fire, whether it involves a crash or not, within the City limits, a fee shall be charged as set forth in Subsection (c) below, for such service to the owner(s) (Reserved.)~~
- c. ~~Except as specified in Subsection (a) above, the fee for the Fire Department service shall be five hundred dollars (\$500) per owned vehicle. This fee shall apply only~~ The Fire Department has made a qualified response when all the following conditions are met. ~~Bill generated only when following conditions are met:~~
- i. The Fire Department responds with a fire apparatus (engine or truck). An ambulance only response does not qualify.
 - ii. The accident or fire takes place within City limits (mutual aid responses are not billed).
 - iii. The responding fire company takes one (1) or more of the following actions to mitigate the results of the accident or fire.
 - (1) Extricate occupants from vehicle.
 - (2) Clean up fluids/deploy absorbent material.
 - (3) Deploy hoseline for safety.
 - (4) Render vehicles safe.
 - (5) Return roadway/scene to navigable and/or safe condition (including securing an area to maintain scene safety from electrical hazards resulting from the crash: downed power lines, power poles, etc.).
 - (6) Engage in extinguishment activities, including but not limited to, the application of water, the application of firefighting foam, or the discharge of fire extinguishers
- d. There will be no bill issued if a fire apparatus responds and only provides traffic control, scene safety (roadway blocking), or assistance with medical care.
- e. The Fire Chief, or his or her designee, shall be responsible for obtaining the name, address, identification number, and insurance data of the owner, if possible. The Treasurer shall be responsible for the billing and collection of the fee.

SECTION 2: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0047**

NOW THEREFORE, be it ordained by the Council of City Of West Allis, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “General Fire Department Fees” of the City Of West Allis Fee Schedule is hereby *amended* as follows:

BEFORE AMENDMENT

General Fire Department Fees

| Section | Department | Type of Fee | Fee | Units/Duration | Comments |
|----------------|-------------------|--|------------|-----------------------|---|
| 5.03(8) | Fire | Crash Billing Fee | \$500.00 | owned vehicle | Only for vehicles not registered to a City address |
| | Fire | Candidate Physical Agility Test Fee | \$150.00 | candidate | |
| | Fire | False Alarm Response Fee | \$200.00 | each | for 3rd and subsequent false alarms, no cost for 1st and 2nd false alarms |
| 5.10(23) | Fire | Public Records - Ambulance Reports | \$8.40 | report | |
| | Fire | Public Records - Certified Ambulance Reports | \$13.40 | report | |
| | Fire | Public Records - CD | \$1.00 | each | |
| | Fire | Public Records - Fire Investigation Reports | \$0.25 | copy | |

AFTER AMENDMENT

General Fire Department Fees

| Section | Department | Type of Fee | Fee | Units/Duration | Comments |
|----------|------------|--|--|-----------------------------|---|
| 5.03(8) | Fire | Crash Billing Fee <u>Fire Department Service Fee</u> | \$500.00 | owned vehicle | Only for vehicles not registered to a City address |
| | Fire | Candidate Physical Agility Test Fee | \$1 65.00 50.00 | candidate | |
| | Fire | False Alarm Response Fee | \$200.00 | each | for 3rd and subsequent false alarms, no cost for 1st and 2nd false alarms |
| 5.10(23) | Fire | Public Records - Ambulance Reports | \$8.40 | report | |
| | Fire | Public Records - Certified Ambulance Reports | \$13.40 | report | |
| | Fire | Public Records - CD | \$1.00 | each | |
| | Fire | Public Records - Fire Investigation Reports | \$0.25 | copy | |

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0080**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE
ECONOMIC DEVELOPMENT PROGRAM TO AMEND A LANDSCAPE
DESIGN/ARCHITECTURAL SERVICES CONTRACT WITH PARKITECTURE +
PLANNING, LLC, FOR “BURNHAM POINTE PARK” (EXISTING GRAVEL LOT
LOCATED AT 60** W. BURNHAM), TAX KEY NO. 475-0020-001, IN AN AMOUNT
NOT TO EXCEED AN ADDITIONAL \$10,000**

WHEREAS, the City issued RFP #20-006 for landscape design/architectural services contract for plans and specifications for community/park space designs for “Burnham Pointe Park”; and,

WHEREAS, the City has interest in making community/park space improvements within the City-owned gravel lot located at 60** W. Burnham St. (Tax Key No. 475-0020-001); and,

WHEREAS, on July 14, 2020 the City entered into a landscape design/architectural services contract for design with Parkitecture + Planning, LLC for “Burnham Pointe Park” in an amount not to exceed \$17,780; and,

WHEREAS, the Economic Development Program recommends amending the existing contract with Parkitecture + Planning, LLC, in an amount not to exceed an additional \$10,000, in order to assist the City with construction oversight on the “Burnham Pointe Park” construction project scheduled to take place in the Summer of 2021.

NOW THEREFORE, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the Executive Director of the Economic Development Program, or his designee, is authorized to enter into an amended landscape design/architectural services contract for park design and construction coordination and oversight with Parkitecture + Planning, LLC, for “Burnham Pointe Park”, in an amount not to exceed an additional \$10,000, taking the total contracted amount to \$18,780.
2. That additional \$10,000 for “Burnham Pointe Park” be and is hereby appropriated from Community Development Block Grant (CDBG) funds.
3. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Contract, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

cc: Economic Development Program
Finance Department

DEV-R-1048-2-17-21

SECTION 1: **ADOPTION** “R-2021-0080” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0080(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

January 21, 2021

Shaun Mueller
Development Project Manager
City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214



RE: Bunham Pointe Park Post Design Assistance

Dear Shaun:

Thank you for the opportunity to provide this amendment proposal for post design assistance for the Burnham Pointe Park construction project. This will supplement our current contract dated July 30, 2020. Your continued confidence in the Parkitecture + Planning team is not taken lightly. We are excited to see this project through to fruition.

Our team will assist you with coordination efforts with the selected contractor and make efforts to minimize our fees on the project by holding construction meetings virtual when possible.

The project schedule is anticipated to begin construction in spring of 2021 and conclude by mid summer of 2021.

Thank you very much for this opportunity!

Sincerely,



Blake Theisen, PLA, ASLA
Principal

Parkitecture + Planning
901 Deming Way, Suite 102
Madison, WI 53717

E blake@parkitecture.org
P 608.886.6808

SCOPE OF SERVICES

Post Design Assistance

- ◆ Construction Administration
 - Facilitate pre-construction meeting
 - Attend regular construction meetings (via zoom/teams when possible)
 - Review submittals and shop drawings for design elements of the project
 - Review contractor pay requests
 - Complete final walk-through and punch list at completion of project
 - Provide closeout documentation at completion of project (contractor as-builts and O/M manuals)

| OUTCOMES | |
|--|---|
| Meetings | |
| #1 | Pre-construction |
| #2 – #7 | Construction Meetings (6 anticipated) |
| #10 | Final walk-through & punch list |
| Construction Administration Documentation | |
| #1 | Construction Observation Notes & Progress Photos |
| #3 | Review Submittals & Shop Drawings |
| #4 | Final punch list |
| #5 | Project closeout documents (contractor as-builts and O/M Manuals) |

Proposed Fee

For completion of the scope of services presented above, our proposed fees will be billed at time and materials:

Post Design Assistance

T&M estimated at \$ 10,000

The fees identified above shall be fixed unless substantial changes in the scope of work occur. P+P shall notify Client of substantial changes to the agreed upon scope of work, and obtain approval prior to commencement of additional work.

Acceptance below signifies a notification to proceed with the scope outlined above.

Accepted by:

Date:

City of West Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0095**

**RESOLUTION APPROVING THE TERMS & CONDITIONS FOR AN ECONOMIC
DEVELOPMENT LOAN TO GG 003 LLC FOR ESTABLISHMENT OF A DENTAL
OFFICE AT 7020 W. NATIONAL AVENUE, UNDER THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM IN THE AMOUNT OF UP TO \$200,000**

WHEREAS, GG 003 LLC, is a limited liability corporation created under the laws of Wisconsin has applied for an economic development loan from the City of West Allis in the amount of Two Hundred Thousand and 00/100 Dollars (\$200,000), under the Department of Housing and Urban Development Community Development Block Grant Program, for the purpose of purchasing equipment and inventory for the establishment of a dental office to be located at 7020 W. National Avenue; and,

WHEREAS, the Economic Development Program has reviewed the loan request from Maxwell B. and Susan A Meinerz, owners and members of GG 003 LLC, and has determined that the Project is eligible for funding under the Community Development Block Grant guidelines; and,

WHEREAS, the Economic Development Program has recommended approval of a Community Development Block Grant funded loan and the Common Council, under Resolution R-2020-0659 approved a Development agreement with GG 003 LLC for purpose of completing the Project; and,

WHEREAS, the Economic Development Loan Task Force met on February 15, 2021, to consider the loan application and recommended approval of this Economic Development Loan application.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that it hereby approves the terms and conditions of the Loan in an amount not to exceed Two Hundred Thousand and 00/100 Dollars (\$200,000) to Maxwell B. and Susan A. Meinerz, owners and members of GG 003 LLC, in accordance with the terms and conditions outlined in the Commitment Letter attached as Exhibit A hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the City Attorney is hereby authorized to prepare loan documents required by the aforesaid commitment.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the loan documents, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the proper City Officers, or any of their authorized deputies, as necessary, are authorized on behalf of the City to execute the aforesaid loan documents.

cc: Economic Development Program
Finance Department

DEV-R-1049-2-17-21

SECTION 1: **ADOPTION** “R-2021-0095” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2021-0095(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



February 17, 2021

Mr. Maxwell Meinerz,
GG 003 LLC
15285 Watertown Plank Road, Suite 200
Elm Grove, WI 53122

Dear Mr. Meinerz:

Pursuant to your application and information provided by you regarding the purchase of operating equipment for the establishment of a dental office and family practice to be located at 7030 W. National Ave., the Common Council of the City of West Allis ("City") hereby agrees to make a loan to you, in accordance with the federal Community Development Block Grant regulations and the following specific terms and conditions:

1. Borrower. The Borrowers shall be Maxwell B. and Susan A. Meinerz, as owners of GG 003 LLC, a Wisconsin Limited Liability Company, prospective owner of 7030 W. National Avenue, West Allis, WI 53214 and as the operator of the dental practice respectively
2. Guarantors. Maxwell B. and Susan A. Meinerz
3. Project. Loan proceeds are to be used for purchase of operating equipment for the establishment of a dental office and family practice to be located at 7030 W. National Avenue, West Allis, WI 53214.
4. Loan Amount. The loan amount shall not exceed Two Hundred Thousand Dollars (\$200,000) comprised of the following:
 - A. \$200,000 Forgivable Loan under the National Avenue Economic Development Instore Program Funding source – CDBG. Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders for equipment. To the extent that the Borrowers do not provide paid invoices or purchase orders for equipment the balance of the loan proceeds shall be available to the Borrowers as working capital. The loan will be evidenced by a note payable by the Borrowers to the City.
5. Interest Rate. (To be computed on basis of 360-day year.) The loan will be at two and quarter percent (2.25%) percent interest. The interest rate is 1% less than prime posted on Bloomberg.com. Interest will commence on the seventh month following closing on the Note. In the event of default, all unpaid principal and interest shall bear interest at the rate of eighteen percent (18.0 %) per annum until paid.
6. Term. The term of this loan shall be five (5) years.

7. Payments. The loan will have an interest payments commencing on the seventh month following closing. There are no regular principal payments unless the loan enters default.
8. Late Charge. A late charge not to exceed one percent (1%) on each dollar of each payment, which is more than ten (10) days in arrears may be collected provided that no such charge shall exceed the maximum amount which may be charged according to law.
9. Security. As security for the loan, the Borrower will deliver to the City:
 - A. A General Business Security Agreement on the assets purchased with City of West Allis funds for GG 003 LLC
 - B. A limited Personal Guarantee from Maxwell B. and Susan A. Meinerz in an amount equal to the outstanding balance due on the loan.
10. Loan Processing Fee. A non-refundable fee of Five Hundred Dollars (\$500.00) to be paid upon acceptance and delivery of this Commitment. The fee is compensation to the City for making the loan and shall be fully and completely earned upon acceptance of this Commitment by the Borrower.
11. Maturity Date. This loan shall mature in April 1, 2026.
12. Closing Date. The loan shall close on or before April 1, 2021.
13. Prepayment Privilege. The loan may be prepaid, in whole or in part, at any time without penalty or restriction.
14. Required Numbers. Borrower is required to provide a Duns number by closing and provide a federal identification number to the City. .
15. IRS W-9. The Borrower shall complete a W-9 and provide the document to the City.
16. Job Creation/Retention. Borrower agrees to the following:

To create thirteen (13) full-time equivalent permanent positions over the next two (2) years of which at least fifty-one percent (51%) or seven (7) or more positions are to be held by low-to-moderate income persons. A Beneficiary Reporting form is attached as Attachment A, that must be completed by all new hires.
17. General Conditions. All of the terms and conditions contained in the attached "General Conditions" (Attachment B) for economic development loans and "Federal Requirements" (Attachment C) are incorporated into this Commitment.
18. Acceptance. Except as provided in the General Conditions, this Commitment shall be deemed binding upon the City if the City receives an unqualified acceptance by the Borrower of the terms and provisions contained herein, evidenced by the Borrower properly executing this document below and delivering it to the office of the undersigned on or before November 31, 2020, along with the non-refundable loan processing fee and the written guarantee of the loan by Maxwell and Susan Meinerz. If not so accepted, the City shall have no further obligation hereunder.

19. Provided that Borrowers have complied with the terms and conditions of this agreement and provided further that Borrowers have made the required interest payments during the previous twelve (12) months and provided further that Borrowers have operated the dental office and family practice located at 7030 West National Avenue, West Allis, Wisconsin, a portion of InStore Note will be forgiven or in default repaid, as prorated below:

Year 0-1: 100% of eligible loan funds
Year 1-2: 80% of eligible loan funds
Year 2-3: 60% of eligible loan funds
Year 3-4: 40% of eligible loan funds
Year 4-5: 20% of eligible loan funds

Signatures on the next page

CITY OF WEST ALLIS

By: _____
Patrick Schloss, Executive Director
Economic Development

ACCEPTANCE

The foregoing Commitment, as well as the terms and conditions referred to therein, are hereby accepted.

GG 003 LLC

Date: _____

By: _____
Maxwell B. Meinerz, owner and member

Date: _____

By: _____
Susan A. Meinerz, owner and member

Received Acceptance and Loan Processing Fee:

By: _____
Shaun Mueller, Development Project Manager
Economic Development

Date: _____

Mr. Maxwell Meinerz
GG 003 LLC
Page 5

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Exhibit E and F

Economic Development Program/Loan Program - Project Beneficiary Profile

West Allis is able to offer this service/program through a grant from the federal government. One requirement of this grant is that the City keeps track of all the individuals this program assists by family size and income level. To help with this requirement, we ask for your assistance. Please complete the information required below so that we may track the individuals we are assisting through this program. Please be aware the information is completely confidential and will not be released but is for record keeping and required federal reporting purposes only.

Thank you for your cooperation.

Name: _____

Address: _____

Phone #: _____

RACE: (You MUST mark one)

- | | |
|--|---|
| <input type="checkbox"/> White | <input type="checkbox"/> Black/African American |
| <input type="checkbox"/> Asian | <input type="checkbox"/> American Indian/Alaskan Native |
| <input type="checkbox"/> Native Hawaiian/Other Pacific Islander | <input type="checkbox"/> American Indian/Alaskan Native and White |
| <input type="checkbox"/> Asian & White | <input type="checkbox"/> Black/African American and White |
| <input type="checkbox"/> American Indian/Alaskan and Black/African | |
| <input type="checkbox"/> Other Multi-Racial | |

ETHNICITY: (You MUST mark one) ☐ Hispanic ☐ Non-Hispanic

Family Size and Income Levels (2020): (Please circle one)

Below you will find a chart listing the various income levels. Find your family* size along the top of each column. Then circle the lowest income ** amount which exceeds your family income.

| Income Level | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Extremely Low | 17,650 | 20,150 | 22,650 | 25,150 | 27,200 | 29,200 | 31,200 | 33,200 |
| Low | 29,350 | 33,550 | 37,750 | 41,900 | 45,300 | 48,650 | 52,000 | 55,350 |
| Moderate | 46,950 | 53,650 | 60,350 | 67,050 | 72,450 | 77,800 | 83,150 | 88,550 |
| Non-Low/Moderate | 46,951+ | 53,651 | 60,351+ | 67,051+ | 72,451+ | 77,800+ | 83,151 | 88,551 |

Female Head of Household – (please circle) Yes or NO

* "Family" means all persons residing in the same household.

** "Income" means that of all members of the family over 18 years of age. However, unearned income (such as income from trust funds or investments) must be included regardless of the age of the beneficiary. Income includes wages, pensions, social security benefits, rents, and interest from any asset.

I understand that the information provided in this certification is subject to verification by the City of West Allis and/or HUD.

Signature _____

Economic Development Project/Loan Program

Employee Income Data Form

Employer:

After the new and current employees have completed the "Employee Income Certification Form," please provide the following information for all employees (new, current, retained, terminated) that were hired as a result of the Economic Development Project/Loan Program project.

1. **Name and Address of Employer:**

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

2. **Name and Address of Employee:**

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

3. **Employee Identification Number (or S.S.#):** _____

4. **Job Title:** _____

5a. **Date Hired:** _____

5b. **Date Terminated, if applicable:** _____

5c. **Date Retained:** _____

5d. **Date Replacement Hired:** _____

6. **Average Hours Per Week Worked:** _____

____ Full time or ____ Part time

7. **When hired, was the employee LMI (Low and Moderate Income)?**

Yes _____ No _____

Are there employer sponsored healthcare benefits? _____

Were you unemployed prior employment? _____

8. **Category of work** (Please Circle One)

| | |
|-------------------|--------------------------|
| Office & Manager | Craft Workers (skilled) |
| Technicians | Operators (Semi skilled) |
| Sales | Laborers |
| Office & Clerical | Service Worker |

Attachment B
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT LOANS
GENERAL CONDITIONS
(EQUIPMENT)

Borrower: GG 003 LLC

Commitment: February 17, 2021

Loan Amount: \$200,000

In addition to the other terms and conditions set forth in the Commitment, the Loan is subject to the following general requirements, terms and conditions and borrower representations:

1. Closing. Closing is defined as the execution and delivery of the Note and other required Loan Documents by and between the City and the Borrower. Time is of the essence with respect to the closing date. There can be no extensions of the closing date unless applied for in writing and granted in writing at least ten (10) days prior to the original closing date.

2. Job Creation. With one year of closing, the Project will create or have created at least the number of permanent, full time jobs for low to moderate income persons indicated in the Commitment Letter. The Borrower will agree that the jobs created will be held by low to moderate income persons and that it will provide training for any of those jobs requiring special skills or education; and, will give to the City, upon demand, such information as the City may deem necessary to document this requirement. A low to moderate income person is defined as a member of a low to moderate income family within the current applicable income limits for the section 8 Rental Assistance Program administered by the City.

3. Need for Assistance. Borrower represents that the Project would not be undertaken unless the public funding on which it is based becomes available, as the Borrower can maximally raise only a portion of the debt and equity funds necessary to complete the Project.

4. Federal Regulations. Throughout the term of the Loan, the Borrower will comply

with all applicable federal regulations set forth on Attachment A, Federal Regulations.

5. Loan Documentation. Borrower shall execute and deliver to the City an Economic Development Loan Agreement, and all other Loan documents which the City shall deem necessary or require relative to the completion of the Loan. Such documents shall be in form, substance and content satisfactory to the City. All documents and data pertaining to the legal aspects of the transaction are subject to the approval of the City Attorney. Borrower shall provide such other documentation and/or assurances as the City or its Attorney may reasonably require.

6. Other Documentation. Prior to closing, to the extent required by the City, the Borrower shall furnish to the City in form and content acceptable to the City:

(a) Current reports of the Wisconsin Secretary of State and of the Milwaukee County Register of Deeds evidencing all perfected security interests in the Project equipment and fixtures and copies of all financing statements filed in connection therewith.

(b) All appropriate documents evidencing the existence and good standing of the Borrower and any guarantors and resolutions authorizing the Project and the Loan and directing the appropriate officers or partners of the Borrower, as the case may be, to execute and deliver the Loan documents.

(c) Evidence from the appropriate governmental authorities and such other evidence, certificates or opinions as the City may require showing or stating that the Borrower's business facilities and operations will comply with all applicable zoning, building, health, environmental, safety and other laws, rules and regulations.

(d) Such policies or other evidence of coverage acceptable to the City of all insurance required under the Loan Documents.

(e) A certified copy of each license, permit and franchise agreement necessary or required to conduct the Borrower's business operation.

(f) All Loan Documents which the City shall deem necessary or require relative to the completion of the subject Loan, including the Note, security agreements and such financing statements as are required for the perfection thereof.

7. Legal Matters. The Borrower's counsel shall furnish opinions satisfactory to the City that the Borrower is legally existing and is in good standing in all jurisdictions where it transact business; that the Loan Documents are legal, binding and enforceable in accordance with their terms; that the Loan Documents, and the Borrower's obligations thereunder, do not contravene the terms and conditions of any agreement to which the Borrower is a party or by which the Borrower is bound; and that there are no judicial or administrative actions, suits or proceedings pending or threatened against or affecting the Borrower or the Project. The Borrower shall cause counsel for the guarantors to deliver to the City legal opinions covering the same matter for the Guarantors. Such opinions shall be dated as of closing.

8. Costs. All costs and expenses incidental to the making, administration and enforcement of the Loan, including fees and expenses of the City's counsel, if any, shall be paid by the Borrower, whether or not the Loan closes.

9. Adverse Change. The City shall not be obligated to close the Loan if, as of the closing date, there shall be a material adverse change in the value of the business or financial condition of the Borrower or of any guarantor.

10. Bankruptcy. The City shall not be obligated to close the Loan if prior to closing the Borrower or any guarantor or any party who has a financial or business interest in or relationship with the Borrower becomes insolvent or the subject of state insolvency proceedings or a receiver, trustee or custodian or other similar official is appointed for, or takes possession of any part of the property of such party or any such party takes any action to become, or is named, the subject of proceedings under the federal bankruptcy code or state receivership statutes.

11. Transfer Restriction. Except as otherwise provided in the Commitment, the Loan documents shall provide that, during the term of the Loan, or any extension thereof, no sale, conveyance, mortgage, transfer or grant of any interest in encumbered real estate, if any, or any part thereof, nor any sale, assignment, pledge, transfer or grant of any interest or right in any shares of stock or partnership interest in the Borrower shall be made without the prior written consent of the City. The Borrower will continuously maintain its existence and right to do business in the City of West Allis.

12. Other Liens and Fixtures. Except as otherwise provided in the Commitment, the Loan documents shall provide that the Borrower shall not create, nor permit to exist, any liens on, or security interest in, any Project equipment, except the lien of the City, or other personal property or fixtures owned by the Borrower or any guarantors and used or usable in connection with the operation of the Borrower's business and shall not lease any such equipment, property or fixtures without the prior written consent of the City.

13. Insurance and Condemnation Proceeds. Except as otherwise provided in the Commitment, the Loan documents shall provide that all insurance and condemnation proceeds shall be applied to the Note, whether or not then due and payable.

14. Environmental Matters. Borrower represents and warrants to the City that to the best of Borrower's knowledge and belief, and after reasonable inquiry, that its business operations and facilities have not violated, do not nor will they violate any environmental laws, regulations, ordinances, orders or similar governmental restrictions; and the facility is not within a government identified area of contamination; and the facility and any site in the vicinity of the same are not nor have been the site of any oil, hazardous waste or other toxic substance or storage.

15. Use of Funds. The Borrower will use the proceeds of the Loan in the manner set forth in the Commitment Letter.

16. Prohibition Against the Borrower's Assignment.

The Commitment is not assignable or transferable by the Borrower.

17. Not Joint Venture. The City shall not be deemed to be a partner or joint venturer with the Borrower and Borrower shall indemnify and hold the City harmless from any and all damages resulting from such a construction or alleged construction of the relationship of the parties.

18. Entire Agreement. The Commitment shall supersede all prior written or oral understandings with respect thereto; provided, however, that all written and oral representations of the Borrower, any principal of the Borrower or any guarantor to the City shall be deemed to have been made to induce the City to make the Loan. No modification or waiver of any provision of the Commitment shall be effective unless it is in writing signed by the City.

19. Compliance with Laws. The Borrower shall comply fully with all applicable local, state and federal laws, ordinances, rules and regulations relating to the operation and management of its business, including, without limitation, all such legal matters relating to zoning, subdivision, safety of construction, building codes, land use, environmental protection and conservation. The Borrower shall immediately notify the lender in writing of any notice received from any governmental entity indicating that the Borrower is, or may be in violation of such laws, ordinances, rules or regulations.

20. Complete Performance and Waiver. If the Borrower fails to comply fully with the provisions of this Commitment, the City shall be under no obligation to close the Loan. The waiver by the City of any of the conditions contained herein shall be in writing.

21. Duration of Commitment. If timely accepted, the Commitment shall remain in full force and effect until the closing date as originally scheduled in the Commitment. If the closing does not occur by the closing date or is not extended in accordance with the terms of the Commitment, the City shall have no further obligation under the Commitment.

22. Wisconsin Law. The subject Loan is to be governed by and shall be construed according to the laws of the State of Wisconsin. Any action regarding the subject loan shall be brought and maintained in the federal or state courts in Milwaukee County, Wisconsin.

23. Financial and Other Data. Prior to closing, the Borrower and each guarantor shall furnish to the City:

(a) Organizational Documents. If a corporation, its articles of incorporation, by-laws, certificate of good standing and a list of current officers and directors; if a partnership, its partnership agreement and certificate of limited partnership (if a limited partnership) and a list of current partners; and

(b) Financial Statements. Current statements of financial condition and earnings.

24. Annual Financial Statements. During the life of the Loan, the Borrower and the guarantors, if any, shall furnish the City with annual financial statements as the City shall reasonably require. The City shall have the right to inspect any related books of account.

25. Representation. The Borrower represents to the City that all information provided to the City to induce the City to issue the Commitment is true and correct.



ATTACHMENT C
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT LOAN
FEDERAL REQUIREMENTS

BORROWER: GG 003 LLC

COMMITMENT: 2-17-21

LOAN AMOUNT: \$200,000

This Loan is funded with Federal Community Development Block Grant Funds. Borrower will fully comply with the following statutes, laws, rules, regulations and other requirements during the term of the Loan.

I. Non-Discrimination.

A. Title VI of the Civil Rights Act of 1964 (Pub. L. 86-352), and implementing regulations issued at 24 CFR Part 1, which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity for which the person receives federal financial assistance and will immediately take measures necessary to effectuate this assurance.

B. Section 109 of the Housing and Community Development Act of 1969, as amended, and the regulations issued at 24 CFR 570.601, which provide that no person in the United States shall, on the grounds of race, color, national origin or sex, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity funded in whole or in part with funds provided under 24 CFR PART 570.

C. Section 504 of the Rehabilitation Act of 1973, as amended (Pub. L. 93-112), and implementing regulations when published for effect. Section 504 provides that no qualified handicapped person shall, on the basis of handicap, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity which received or benefits from federal financial assistance.

D. Title I of the Americans with Disabilities Act of 1990, as amended (Pub. L. 101-336), and implementing regulations. The Act prohibits discrimination against any qualified individual with a disability because of his or her disability in regard to job application procedures, the hiring, advancement, or discharge of employees, employee compensation, job training, and other terms, conditions, and privileges of employment.

II. Equal Employment Opportunity. (All Loans Exceeding \$10,000). Executive Order 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60).

A. The Borrower will not, in carrying out the Project, as defined in the Loan Agreement, discriminate against any employee because of race, color, religion, sex, handicap, national origin, or other protected status. It will take affirmative action to insure that applicants for employment are employed, and that employees are treated during employment without regard to their race, color, religion, sex, handicap, national origin, or other protected status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for

training, including apprenticeship. The Borrower shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by HUD setting forth the provisions of this non-discrimination clause.

B. The Borrower will, in all solicitations or advertisements for employees placed by or on its behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, handicap, national origin, or other protected status.

C. The Borrower will incorporate the foregoing requirements of this section in all of its contracts for Project work, except contracts for standard commercial supplies or raw materials or contracts covered under 24 CFR Part 570 and will require all of its contracts for such work to incorporate such requirements in all subcontracts for work done with funds provided under 24 CFR Part 570.

III. Employment Opportunities For Low Income Residents. Section 3 of the Housing and Urban Development Act of 1968, as amended, and implementing regulations at 24 CFR Part 135, requiring that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the Project area and contracts for work in connection with the Project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in the area of the Project.

IV. Age Discrimination Prohibited. The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations (when published for effect).

V. Drug-Free Work Place. Borrowers certify that they will provide a drug-free work place and will otherwise comply with the Drug-Free Work Place Act of 1988, as amended, and the regulations promulgated thereunder.

VI. Federal Management and Budget Requirements and Procurement Standards.

A. The regulations, policies, guidelines and requirements of OMB Circular Nos. A-102, Revised, and A-87, as they relate to the acceptance and use of federal funds under 24 CFR Part 570.

B. All requirements imposed by HUD concerning special requirements of law, program requirements and other administrative requirements approved in accordance with OMB No. A-102, Revised.

C. OMB Circular A-110.

VII. Environmental Review. Borrowers will cooperate with the City in carrying out the following:

A. Consent to assume the status of a responsible federal official for environmental review, decision making and action pursuant to the National Environmental Policy Act of 1969, and the other authorities listed in Part 58, insofar as the provisions of such act or other authorities apply to 24 CFR Part 570.

B. Are authorized to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such official.

VIII. Historic Preservation. Borrowers will comply with the requirements for historic preservation, identification and review set forth in section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. 469a, et seq.), regulations of the Advisory Council on Historic Preservation at 36 CFR 801, and any other regulations promulgated pursuant to section 21 of the Housing and Community Development Act of 1974, as amended.

IX. Relocation. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, implementing regulations at 24 CFR Part 42, and the special provisions of section 570.457, concerning the relocation of residential tenants not covered by the Uniform Act.

X. Labor Standards. The labor standards requirements as set forth in section 570.605 and HUD regulations issued to implement such requirements.

XI. Flood Insurance. The flood insurance purchase requirements of section 102(a) or the Flood Disaster Protection Act of 1973 (Pub. L. 93-234).

XII. Facilities. The Borrower will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of violating facilities, and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities, indicating that a facility to be used in the Project is under consideration for listing by the EPA.

XIII. Davis-Bacon. The Project may be subject, in whole or in part, to Federal Fair Labor Standards provisions in accordance with the Davis-Bacon Act, as amended (40 U.S.C. section 276a-276a-5), and implementing regulations issued at 24 CFR 570.603; and, the Borrower will agree that any such work will be done in accordance with such laws and regulations.

XIV. Fraud. The Borrower has not knowingly and willingly made or used a document or writing containing any false, fictitious or fraudulent statement or entry. It is provided in 18 U.S.C. 1001 that whoever does so within the jurisdiction of any department or agency of the United States shall be fined not more than Ten Thousand Dollars (\$10,000) or imprisoned for not more than five (5) years, or both.

XV. Remedies for Noncompliance. In the event of Borrowers' noncompliance with any of the provisions of these FEDERAL REQUIREMENTS, the City shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

- A. Withholding of payments under the Loan Agreement until Borrower complies; and/or
- B. Immediate cancellation, termination or suspension of the Loan Agreement, in whole or in part.
- C. Other remedies that may be legally available.

City

Borrower

**CITY OF WEST ALLIS
RESOLUTION R-2021-0096**

**RESOLUTION APPROVING THE TERMS & CONDITIONS FOR AN ECONOMIC
DEVELOPMENT LOAN TO BT ENTERPRISES, LLC WA FOR THE
ACQUISITION OF THE PROPERTY AT 7335 W. GREENFIELD AVENUE, UNDER
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM IN THE AMOUNT OF UP TO
\$40,000**

WHEREAS, BT Enterprises, LLC WA is a limited liability corporation created under the laws of Wisconsin and has applied for an economic development loan from the City of West Allis in the amount of Forty Thousand and 00/100 Dollars (\$40,000), under the Department of Housing and Urban Development Community Development Block Grant Program, for the purpose of purchasing real estate at 7335 W. Greenfield Avenue (Tax Key No. 453-0118-000); and,

WHEREAS, the Economic Development Program has reviewed the loan request from Brandon W. Strege and Thomas A. Miller, owners and members of BT Enterprises, LLC WA and has determined that the Project is eligible for funding under the Community Development Block Grant guidelines; and,

WHEREAS, the Economic Development Program has recommended approval of a Community Development Block Grant funded loan for the purpose of completing the Project; and,

WHEREAS, the Economic Development Loan Task Force met on February 15, 2021, to consider the loan application and recommended approval of this Economic Development Loan application.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that it hereby approves the terms and conditions of the Loan in an amount not to exceed Forty Thousand and 00/100 Dollars (\$40,000) to Brandon W. Strege and Thomas A Miller, owners and members of BT Enterprises LLC, WA in accordance with the terms and conditions outlined in the Commitment Letter attached as Exhibit A hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the City Attorney is hereby authorized to prepare loan documents required by the aforesaid commitment.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the loan documents, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the proper City Officers, or any of their authorized deputies, as necessary, are authorized on behalf of the City to execute the aforesaid loan documents.

cc: Economic Development Program
Finance Department

DEV-R-1050-2-
17-21

SECTION 1: **ADOPTION** “R-2021-0096” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0096(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



February 17, 2021

Mr. Brandon W. Strege and Mr. Thomas A. Miller
c/o BT Enterprises LLC WA
S93 W31610 Gena Drive
Mukwonago, WI 53149

Dear Mr. Strege and Mr. Miller:

Pursuant to your application and information provided by you regarding the acquisition of real estate at 7335 W. Greenfield Avenue, the Common Council of the City of West Allis ("City") hereby agrees to make a loan to you, in accordance with the federal Community Development Block Grant regulations and the following specific terms and conditions:

1. Borrower. The Borrower shall be Brandon W. Strege and Thomas A. Miller, owners and members of BT Enterprises LLC WA of S93 W31610 Gena Drive, Mukwonago, WI 53149.
2. Guarantors. BT Enterprises LLC WA
3. Project. Loan proceeds are to be used for the acquisition of real estate at 7335 West Greenfield Avenue, West Allis, WI, 53214.
4. Loan Amount. The loan amount shall not exceed Forty Thousand Dollars (\$40,000). Disbursement of the aggregate principal will be at loan closing. The loan will be evidenced by a note payable by the Borrower to the City.
5. Interest Rate. (To be computed on basis of 360-day year.) The interest rate shall be three and quarter percent (3.25%) fixed rate. In the event of default, all unpaid principal and interest shall bear interest at the rate of eighteen percent (18.0 %) per annum until paid.
6. Term. The term of this loan shall be for 2.75 years (33 months) with a 20-year amortization.
7. Payments. Payments will be as follows:

Estimated payment of \$226.88 per month.

Full principal and interest payments will commence on the first month following closing and continue until maturity. At maturity, the loan will have a balloon payment for the balance of outstanding principal.

8. Late Charge. A late charge not to exceed one percent (1%) on each dollar of each payment, which is more than ten (10) days in arrears may be collected provided that no such

charge shall exceed the maximum amount which may be charged according to law.

9. Security. As security for the loan, the Borrower will deliver to the City:

A. A first mortgage on the real estate at 7335 W. Greenfield Avenue.

B. A first position General Business Security Agreement on the assets of Mis Suenos Restaurant.

10. Loan Processing Fee. A non-refundable fee of Four Hundred Dollars (\$400.00) to be paid upon acceptance and delivery of this Commitment. (Borrower may elect to include this fee in the terms of the note). The fee is compensation to the City for making the loan and shall be fully and completely earned upon acceptance of this Commitment by the Borrower.

11. Maturity Date. This loan shall mature April 1, 2024.

12. Closing Date. The loan shall close on or before March 26, 2021.

13. Prepayment Privilege. The loan may be prepaid, in whole or in part, at any time without penalty or restriction.

14. Duns Number. Borrower must provide a Duns number as proof of application by closing and provide a federal identification number to the City.

15. IRS W-9. The Borrower shall complete a W-9 and provide the document to the City.

16. Job Creation/Retention. Borrower agrees to the following:

To create two (2) full-time equivalent permanent positions over the next two (2) years of which at least fifty-one percent (51%) to be held by low-to-moderate income persons. A Beneficiary Reporting form is attached as Attachment A, that must be completed by all new hires.

17. Insurance. Borrowers shall provide at or prior to closing evidence of insurance in the form of a certificate listing the City of West Allis as an additional insured for property, auto, and business liability insurance.

18. General Conditions. All of the terms and conditions contained in the attached "General Conditions" - Federal Requirements (Attachment B) for economic development loans and "General Conditions - Equipment" (Attachment C) are incorporated into this Commitment.

19. Acceptance. Except as provided in the General Conditions, this Commitment shall be deemed binding upon the City and if the City receives an unqualified acceptance by the Borrower of the terms and provisions contained herein, evidenced by the Borrower properly executing this document below and delivering it to the office of the undersigned on or before February 28, 2021, along with the non-refundable loan processing fee and the written guarantee of the loan by Brandon W. Strege and Thomas A Miller. If not so accepted, the City shall have no further obligation hereunder.

CITY OF WEST ALLIS

Date: _____

By: _____
Patrick Schloss, Executive Director
Economic Development

The foregoing Commitment, as well as the terms and conditions referred to therein, are hereby accepted.

BT ENTERPRISES LLC WA

Date: _____

By: _____
Brandon W. Strege, Owner and Member

Date: _____

By: _____
Thomas A. Miller, Owner and Member

Received Acceptance and Loan Processing Fee:

By: _____
Shaun Mueller
Development Project Manager

Date: _____

Attachments

L:\Economic Development\Economic Development Loans\BT Enterprises LLC\Committment Letter\BT Enterprises LLC - WA - Com Letter.docx



Attachment A

Economic Development Program/Loan Program - Project Beneficiary Profile

West Allis is able to offer this service/program through a grant from the federal government. One requirement of this grant is that the City keeps track of all the individuals this program assists by family size and income level. To help with this requirement, we ask for your assistance. Please complete the information required below so that we may track the individuals we are assisting through this program. Please be aware the information is completely confidential and will not be released but is for record keeping and required federal reporting purposes only.

Thank you for your cooperation.

Name: _____

Address: _____

Phone #: _____

RACE: (You MUST mark one)

- | | |
|--|---|
| <input type="checkbox"/> White | <input type="checkbox"/> Black/African American |
| <input type="checkbox"/> Asian | <input type="checkbox"/> American Indian/Alaskan Native |
| <input type="checkbox"/> Native Hawaiian/Other Pacific Islander | <input type="checkbox"/> American Indian/Alaskan Native and White |
| <input type="checkbox"/> Asian & White | <input type="checkbox"/> Black/African American and White |
| <input type="checkbox"/> American Indian/Alaskan and Black/African | |
| <input type="checkbox"/> Other Multi-Racial | |

ETHNICITY: (You MUST mark one) ☐ Hispanic ☐ Non-Hispanic

Family Size and Income Levels (2020): (Please circle one)

Below you will find a chart listing the various income levels. Find your family* size along the top of each column. Then circle the lowest income ** amount which exceeds your family income.

| Income Level | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Extremely Low | 17,650 | 20,150 | 22,650 | 25,150 | 27,200 | 29,200 | 31,200 | 33,200 |
| Low | 29,350 | 33,550 | 37,750 | 41,900 | 45,300 | 48,650 | 52,000 | 55,350 |
| Moderate | 46,950 | 53,650 | 60,350 | 67,050 | 72,450 | 77,800 | 83,150 | 88,550 |
| Non-Low/Moderate | 46,951+ | 53,651 | 60,351+ | 67,051+ | 72,451+ | 77,800+ | 83,151 | 88,551 |

Female Head of Household – (please circle) Yes or NO

* **"Family"** means all persons residing in the same household.

** **"Income"** means that of all members of the family over 18 years of age. However, unearned income (such as income from trust funds or investments) must be included regardless of the age of the beneficiary. Income includes wages, pensions, social security benefits, rents, and interest from any asset.

I understand that the information provided in this certification is subject to verification by the City of West Allis and/or HUD.

Signature _____

Economic Development Project/Loan Program

Employee Income Data Form

Employer:

After the new and current employees have completed the "Employee Income Certification Form," please provide the following information for all employees (new, current, retained, terminated) that were hired as a result of the Economic Development Project/Loan Program project.

1. **Name and Address of Employer:**

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

2. **Name and Address of Employee:**

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

3. **Employee Identification Number (or S.S.#):** _____

4. **Job Title:** _____

5a. **Date Hired:** _____

5b. **Date Terminated, if applicable:** _____

5c. **Date Retained:** _____

5d. **Date Replacement Hired:** _____

6. **Average Hours Per Week Worked:** _____

____ Full time or ____ Part time

7. **When hired, was the employee LMI (Low and Moderate Income)?**

Yes _____ No _____

Are there employer sponsored healthcare benefits? _____

Were you unemployed prior employment? _____

8. **Category of work (Please Circle One)**

| | |
|-------------------|--------------------------|
| Office & Manager | Craft Workers (skilled) |
| Technicians | Operators (Semi skilled) |
| Sales | Laborers |
| Office & Clerical | Service Worker |

ATTACHMENT "B" TO GENERAL CONDITIONS
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT LOAN
FEDERAL REQUIREMENTS

BORROWERS: BT Enterprises LLC WA

COMMITMENT: February 17, 2021

LOAN AMOUNT: \$40,000

This Loan is funded with Federal Community Development Block Grant Funds. Borrowers will fully comply with the following statutes, laws, rules, regulations and other requirements during the term of the Loan.

I. Non-Discrimination.

A. Title VI of the Civil Rights Act of 1964 (Pub. L. 86-352), and implementing regulations issued at 24 CFR Part 1, which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity for which the person receives federal financial assistance and will immediately take measures necessary to effectuate this assurance.

B. Section 109 of the Housing and Community Development Act of 1969, as amended, and the regulations issued at 24 CFR 570.601, which provide that no person in the United States shall, on the grounds of race, color, national origin or sex, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity funded in whole or in part with funds provided under 24 CFR PART 570.

C. Section 504 of the Rehabilitation Act of 1973, as amended (Pub. L. 93-112), and implementing regulations when published for effect. Section 504 provides that no qualified handicapped person shall, on the basis of handicap, be excluded from participation in, denied the benefits of or otherwise subjected to discrimination under any program or activity which received or benefits from federal financial assistance.

D. Title I of the Americans with Disabilities Act of 1990, as amended (Pub. L. 101-336), and implementing regulations. The Act prohibits discrimination against any qualified individual with a disability because of his or her disability in regard to job application procedures, the hiring, advancement, or discharge of employees, employee compensation, job training, and other terms, conditions, and privileges of employment.

II. Equal Employment Opportunity. (All Loans Exceeding \$10,000). Executive Order 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60).

A. The Borrowers will not, in carrying out the Project, discriminate against any employee because of race, color, religion, sex, handicap or national origin. It will take affirmative action to insure that applicants for employment are employed, and that employees are treated during employment without regard to their race, color, religion, sex, handicap or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The Borrowers shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by HUD setting forth the provisions of this non-discrimination clause.

B. The Borrowers will, in all solicitations or advertisements for employees placed by

or on its behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, handicap or national origin.

C. The Borrowers will incorporate the foregoing requirements of this section in all of its contracts for Project work, except contracts for standard commercial supplies or raw materials or contracts covered under 24 CFR Part 570 and will require all of its contracts for such work to incorporate such requirements in all subcontracts for work done with funds provided under 24 CFR Part 570.

III. Employment Opportunities For Low Income Residents. Section 3 of the Housing and Urban Development Act of 1968, as amended, and implementing regulations at 24 CFR Part 135, requiring that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the Project area and contracts for work in connection with the Project be awarded to eligible business concerns which are located in or owned in substantial part by persons residing in the area of the Project.

IV. Age Discrimination Prohibited. The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations (when published for effect).

V. Drug-Free Work Place. Borrowers certify that they will provide a drug-free work place and will otherwise comply with the Drug-Free Work Place Act of 1988, as amended, and the regulations promulgated thereunder.

VI. Federal Management and Budget Requirements and Procurement Standards.

A. The regulations, policies, guidelines and requirements of OMB Circular Nos. A-102, Revised, and A-87, as they relate to the acceptance and use of federal funds under 24 CFR Part 570.

B. All requirements imposed by HUD concerning special requirements of law, program requirements and other administrative requirements approved in accordance with OMB No. A-102, Revised.

C. OMB Circular A-110.

VII. Environmental Review. Borrowers will cooperate with the City in carrying out the following:

A. Consent to assume the status of a responsible federal official for environmental review, decision making and action pursuant to the National Environmental Policy Act of 1969, and the other authorities listed in Part 58, insofar as the provisions of such act or other authorities apply to 24 CFR Part 570.

B. Are authorized to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such official.

VIII. Historic Preservation. Borrowers will comply with the requirements for historic preservation, identification and review set forth in section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. 469a, et seq.), regulations of the Advisory Council on Historic Preservation at 36 CFR 801, and any other regulations promulgated pursuant to section 21 of the Housing and Community Development Act of 1974, as amended.

IX. Relocation. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, implementing regulations at 24 CFR Part 42, and the special provisions of section 570.457, concerning the relocation of residential tenants not covered by the Uniform Act.

X. Labor Standards. The labor standards requirements as set forth in section 570.605 and

HUD regulations issued to implement such requirements.

XI. Flood Insurance. The flood insurance purchase requirements of section 102(a) or the Flood Disaster Protection Act of 1973 (Pub. L. 93-234).

XII. Facilities. The Borrowers will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of violating facilities, and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities, indicating that a facility to be used in the Project is under consideration for listing by the EPA.

XIII. Davis-Bacon. The Project may be subject, in whole or in part, to Federal Fair Labor Standards provisions in accordance with the Davis-Bacon Act, as amended (40 U.S.C. section 276a-276a-5), and implementing regulations issued at 24 CFR 570.603; and, the Borrowers will agree that any such work will be done in accordance with such laws and regulations.

XIV. Fraud. The Borrowers have not knowingly and willingly made or used a document or writing containing any false, fictitious or fraudulent statement or entry. It is provided in 18 U.S.C. 1001 that whoever does so within the jurisdiction of any department or agency of the United States shall be fined not more than Ten Thousand Dollars (\$10,000) or imprisoned for not more than five (5) years, or both.

XV. Remedies for Noncompliance. In the event of Borrowers' noncompliance with any of the provisions of these FEDERAL REQUIREMENTS, the City shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

- A. Withholding of payments under the Loan Agreement until Borrowers comply; and/or
- B. Immediate cancellation, termination or suspension of the Loan Agreement, in whole or in part.
- C. Other remedies that may be legally available.

City

Borrower

Attachment C
CITY OF WEST ALLIS
ECONOMIC DEVELOPMENT LOANS
GENERAL CONDITIONS
(EQUIPMENT)

Borrower: BT Enterprises LLC WA

Commitment: February 17, 2021

Loan Amount: \$40,000

In addition to the other terms and conditions set forth in the Commitment, the Loan is subject to the following general requirements, terms and conditions and borrower representations:

1. Closing. Closing is defined as the execution and delivery of the Note and other required Loan Documents by and between the City and the Borrower. Time is of the essence with respect to the closing date. There can be no extensions of the closing date unless applied for in writing and granted in writing at least ten (10) days prior to the original closing date.

2. Job Creation. With one year of closing, the Project will create or have created at least the number of permanent, full time jobs for low to moderate income persons indicated in the Commitment Letter. The Borrower will agree that the jobs created will be held by low to moderate income persons and that it will provide training for any of those jobs requiring special skills or education; and, will give to the City, upon demand, such information as the City may deem necessary to document this requirement. A low to moderate income person is defined as a member of a low to moderate income family within the current applicable income limits for the section 8 Rental Assistance Program administered by the City.

3. Need for Assistance. Borrower represents that the Project would not be undertaken unless the public funding on which it is based becomes available, as the Borrower can maximally raise only a portion of the debt and equity funds necessary to complete the Project.

4. Federal Regulations. Throughout the term of the Loan, the Borrower will comply

with all applicable federal regulations set forth on Attachment A, Federal Regulations.

5. Loan Documentation. Borrower shall execute and deliver to the City an Economic Development Loan Agreement, and all other Loan documents which the City shall deem necessary or require relative to the completion of the Loan. Such documents shall be in form, substance and content satisfactory to the City. All documents and data pertaining to the legal aspects of the transaction are subject to the approval of the City Attorney. Borrower shall provide such other documentation and/or assurances as the City or its Attorney may reasonably require.

6. Other Documentation. Prior to closing, to the extent required by the City, the Borrower shall furnish to the City in form and content acceptable to the City:

(a) Current reports of the Wisconsin Secretary of State and of the Milwaukee County Register of Deeds evidencing all perfected security interests in the Project equipment and fixtures and copies of all financing statements filed in connection therewith.

(b) All appropriate documents evidencing the existence and good standing of the Borrower and any guarantors and resolutions authorizing the Project and the Loan and directing the appropriate officers or partners of the Borrower, as the case may be, to execute and deliver the Loan documents.

(c) Evidence from the appropriate governmental authorities and such other evidence, certificates or opinions as the City may require showing or stating that the Borrower's business facilities and operations will comply with all applicable zoning, building, health, environmental, safety and other laws, rules and regulations.

(d) Such policies or other evidence of coverage acceptable to the City of all insurance required under the Loan Documents.

(e) A certified copy of each license, permit and franchise agreement necessary or required to conduct the Borrower's business operation.

(f) All Loan Documents which the City shall deem necessary or require relative to the completion of the subject Loan, including the Note, security agreements and such financing statements as are required for the perfection thereof.

7. Legal Matters. The Borrower's counsel shall furnish opinions satisfactory to the City that the Borrower is legally existing and is in good standing in all jurisdictions where it transact business; that the Loan Documents are legal, binding and enforceable in accordance with their terms; that the Loan Documents, and the Borrower's obligations thereunder, do not contravene the terms and conditions of any agreement to which the Borrower is a party or by which the Borrower is bound; and that there are no judicial or administrative actions, suits or proceedings pending or threatened against or affecting the Borrower or the Project. The Borrower shall cause counsel for the guarantors to deliver to the City legal opinions covering the same matter for the Guarantors. Such opinions shall be dated as of closing.

8. Costs. All costs and expenses incidental to the making, administration and enforcement of the Loan, including fees and expenses of the City's counsel, if any, shall be paid by the Borrower, whether or not the Loan closes.

9. Adverse Change. The City shall not be obligated to close the Loan if, as of the closing date, there shall be a material adverse change in the value of the business or financial condition of the Borrower or of any guarantor.

10. Bankruptcy. The City shall not be obligated to close the Loan if prior to closing the Borrower or any guarantor or any party who has a financial or business interest in or relationship with the Borrower becomes insolvent or the subject of state insolvency proceedings or a receiver, trustee or custodian or other similar official is appointed for, or takes possession of any part of the property of such party or any such party takes any action to become, or is named, the subject of proceedings under the federal bankruptcy code or state receivership statutes.

11. Transfer Restriction. Except as otherwise provided in the Commitment, the Loan documents shall provide that, during the term of the Loan, or any extension thereof, no sale, conveyance, mortgage, transfer or grant of any interest in encumbered real estate, if any, or any part thereof, nor any sale, assignment, pledge, transfer or grant of any interest or right in any shares of stock or partnership interest in the Borrower shall be made without the prior written consent of the City. The Borrower will continuously maintain its existence and right to do business in the City of West Allis.

12. Other Liens and Fixtures. Except as otherwise provided in the Commitment, the Loan documents shall provide that the Borrower shall not create, nor permit to exist, any liens on, or security interest in, any Project equipment, except the lien of the City, or other personal property or fixtures owned by the Borrower or any guarantors and used or usable in connection with the operation of the Borrower's business and shall not lease any such equipment, property or fixtures without the prior written consent of the City.

13. Insurance and Condemnation Proceeds. Except as otherwise provided in the Commitment, the Loan documents shall provide that all insurance and condemnation proceeds shall be applied to the Note, whether or not then due and payable.

14. Environmental Matters. Borrower represents and warrants to the City that to the best of Borrower's knowledge and belief, and after reasonable inquiry, that its business operations and facilities have not violated, do not nor will they violate any environmental laws, regulations, ordinances, orders or similar governmental restrictions; and the facility is not within a government identified area of contamination; and the facility and any site in the vicinity of the same are not nor have been the site of any oil, hazardous waste or other toxic substance or storage.

15. Use of Funds. The Borrower will use the proceeds of the Loan in the manner set forth in the Commitment Letter.

16. Prohibition Against the Borrower's Assignment.

The Commitment is not assignable or transferable by the Borrower.

17. Not Joint Venture. The City shall not be deemed to be a partner or joint venturer with the Borrower and Borrower shall indemnify and hold the City harmless from any and all damages resulting from such a construction or alleged construction of the relationship of the parties.

18. Entire Agreement. The Commitment shall supersede all prior written or oral understandings with respect thereto; provided, however, that all written and oral representations of the Borrower, any principal of the Borrower or any guarantor to the City shall be deemed to have been made to induce the City to make the Loan. No modification or waiver of any provision of the Commitment shall be effective unless it is in writing signed by the City.

19. Compliance with Laws. The Borrower shall comply fully with all applicable local, state and federal laws, ordinances, rules and regulations relating to the operation and management of its business, including, without limitation, all such legal matters relating to zoning, subdivision, safety of construction, building codes, land use, environmental protection and conservation. The Borrower shall immediately notify the lender in writing of any notice received from any governmental entity indicating that the Borrower is, or may be in violation of such laws, ordinances, rules or regulations.

20. Complete Performance and Waiver. If the Borrower fails to comply fully with the provisions of this Commitment, the City shall be under no obligation to close the Loan. The waiver by the City of any of the conditions contained herein shall be in writing.

21. Duration of Commitment. If timely accepted, the Commitment shall remain in full force and effect until the closing date as originally scheduled in the Commitment. If the closing does not occur by the closing date or is not extended in accordance with the terms of the Commitment, the City shall have no further obligation under the Commitment.

22. Wisconsin Law. The subject Loan is to be governed by and shall be construed according to the laws of the State of Wisconsin. Any action regarding the subject loan shall be brought and maintained in the federal or state courts in Milwaukee County, Wisconsin.

23. Financial and Other Data. Prior to closing, the Borrower and each guarantor shall furnish to the City:

(a) Organizational Documents. If a corporation, its articles of incorporation, by-laws, certificate of good standing and a list of current officers and directors; if a partnership, its partnership agreement and certificate of limited partnership (if a limited partnership) and a list of current partners; and

(b) Financial Statements. Current statements of financial condition and earnings.

24. Annual Financial Statements. During the life of the Loan, the Borrower and the guarantors, if any, shall furnish the City with annual financial statements as the City shall reasonably require. The City shall have the right to inspect any related books of account.

25. Representation. The Borrower represents to the City that all information provided to the City to induce the City to issue the Commitment is true and correct.

**CITY OF WEST ALLIS
RESOLUTION R-2021-0106**

**RESOLUTION TO TERMINATE TAX INCREMENTAL DISTRICT 9 AND
AUTHORIZE THE DISTRIBUTION OF EXCESS INCREMENT**

WHEREAS, the City of West Allis created Tax Incremental District (TID) 9 (Pioneer Neighborhood) on March 21, 2006 with resolution R-2006-0073; and,

WHEREAS, the City adopted a TID 9 project plan on March 21, 2006 with resolution R-2006-0072 and all projects were completed in the prescribed allowed time; and,

WHEREAS, pursuant to 66.1105 Wis. Stats, Tax Incremental Districts shall be dissolved when the city has received aggregate tax increments in an amount sufficient to pay the aggregate of all project costs incurred or to be incurred under the project plan for the district; and,

WHEREAS, sufficient increment was collected in 2020 to cover all TID 9 project costs; and,

WHEREAS, resolution R-2020-0173 authorized a 1-year extension of TID 9 to provide funding for affordable housing within the City; and,

WHEREAS, 2021 TID 9 tax increment revenue of \$333,218 has been set aside for affordable housing as permitted under 66.1105(6)(g), Wis. Stats; and,

WHEREAS, The Governing Body hereby finds and determines that it is now appropriate to terminate TID 9.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of West Allis, that the City Terminates TID 9 effective February 28, 2021.

BE IT FURTHER RESOLVED that the City Finance Director shall notify the Wisconsin Department of Revenue (DOR) prior to the deadline of April 15, 2021 that the TID has been terminated.

BE IT FURTHER RESOLVED that the City Finance Director shall sign the required DOR Final Accounting Submission Date form (PE-223) agreeing on a date by which the City shall submit final accounting information to the DOR.

BE IT FURTHER RESOLVED that the City Finance Director shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares as determined in the final audit by the City's auditors.

BE IT FURTHER RESOLVED that the City of West Allis shall accept all remaining debts for TID 9 as determined by the final audit by the City's auditors.

SECTION 1: **ADOPTION** "R-2021-0106" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0106(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0098**

**RESOLUTION RELATIVE TO EXTENDING OUR CONTRACT WITH
CLIFTONLARSONALLEN, (PREVIOUSLY DBA SCHENCK, SC) TO PROVIDE
FINANCIAL AUDITING SERVICES, FOR THE YEAR ENDING DECEMBER 31,
2020, FOR A SUM OF \$54,900.**

WHEREAS, the City of West Allis is required to have an annual financial audit; and,

WHEREAS, funds for these services have been included in the 2021 Budget in the amount of \$60,970; and,

WHEREAS, staff has completed a Request for Proposals (RFP# 17-0043) process to obtain proposals for auditing services for a three year period (completed) with three additional one year extensions available for year endings for 2020, 2021, 2022, in regard to these professional services; and,

WHEREAS, after the evaluation of the firms extension year pricing, staff is recommending that the contract be awarded to CliftonLarsonAllen; and,

WHEREAS, the Common Council deems it to be in the best interest of the City of West Allis that the proposal of CliftonLarsonAllen be accepted.

NOW THEREFORE, be it ordained by the Council of City Of West Allis, in the State of Wisconsin, as follows: the proposal submitted by CliftonLarsonAllen for providing Financial Auditing Services for a one-year period, for fiscal year 2020, for a cost of \$54,900, be and is hereby accepted. Funding for this agreement is included in the 2021 Budget, under various funds, and will be charged to the Account Numbers, specifically 30-01, Audit Services, according to the services provided to each fund.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0097**

**RESOLUTION TO APPROVE BID OF BUTTERS-FETTING CO., INC. FOR
FURNISHING AND INSTALLING AN AIR-COOLED CHILLER UNIT AT THE
WEST ALLIS FIRE DEPARTMENT STATION 1 LOCATED AT 7300 WEST
NATIONAL AVENUE IN THE AMOUNT OF \$77,288**

WHEREAS, The Board of Public Works reports that it duly advertised for bids for the furnishing of certain materials and the performance of all work required for the improvements in a certain area as hereinafter described; that the bids received as shown on the attached bid report were reasonable and hereby recommends and deems it to be for the best interests of the City of West Allis that the bid of Butters-Fetting Co., Inc. for 2021 Project No. 2 be accepted.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis that the bid of Butters-Fetting Co., Inc. for 2021 Project No. 2 for furnishing and installing an air-cooled chiller unit at:

West Allis Fire Department Station 1
7300 West National Avenue

for the sum of Seventy-Seven Thousand, Two Hundred Eighty-Eight and 00/100 dollars (\$77,288.00) be accepted, and the proper City officers are hereby authorized and directed to enter into contractual relations with said contractor for the performance of said work, in accordance with the prices submitted in their proposal and with the specifications of the City of West Allis, and that all other bids received for same be rejected; and,

BE IT FURTHER RESOLVED That said improvements be installed with funding by account number 354-6053-523.31-02 with project #BF0025.

SECTION 1: **ADOPTION** “R-2021-0097” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0097(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0099**

**RESOLUTION RELATIVE TO AUTHORIZING THE PURCHASE OF SIX (6)
CLOUD-BASED INTERVIEW ROOM RECORDING DEVICES FOR A FIRST
YEAR SUM OF \$43,342.40, WITH ANNUAL SOFTWARE LICENSE AND
MAINTENANCE FEES OF \$11,428.00, FOR A TOTAL SUM FOR FIVE YEARS TO
BE \$89,054.40 FROM AXON ENTERPRISES**

WHEREAS, the West Allis Police Department currently has 6 interview rooms, which are used to interview victims, witnesses, suspects, and offenders; and,

WHEREAS, various, dated, recording systems are currently used to record video and audio of the interviews; and,

WHEREAS, the West Allis Police Department currently utilizes Axon Body Cameras and cloud based storage devices which will integrate with the Axon Interview Room devices so that they can control and streamline the entire interview process; and,

WHEREAS, the West Allis Police Department has received a quote from Axon Enterprises, utilizing the NASPO ValuePoint cooperative purchasing contract; and,

WHEREAS, the Purchasing Department has researched the vendor pricing and offering of \$89,054.40 for the necessary software, licenses, hardware, interfaces, cloud-based storage, and a 5-year maintenance agreement, freight and installation to be fair and reasonable; and,

WHEREAS, the purchase of these items have also been submitted for approval by the Police and Fire Commission at their meeting on 02-18-2021; and,

NOW THEREFORE, the purchase of these items have also been submitted for approval by the Police and Fire Commission at their meeting on 02-18-2021; and,

SECTION 1: **ADOPTION** “R-2021-0099” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0099(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



WEST ALLIS POLICE DEPARTMENT

Patrick S. Mitchell
Chief of Police

Robert Fletcher
Deputy Chief of Police

Christopher Marks
Deputy Chief of Police

February 18, 2021

Board of Police and Fire Commissioners
West Allis, Wisconsin

Re: Purchase Approval – Axon Interview Room Camera System

Dear Commissioners:

Currently, the West Allis Police Department has 6 Interview Rooms, which are used to interview victims, witnesses, suspects, and offenders. Of our 6 Interview Rooms, 2 are equipped to record audio and video, 2 are equipped to record video only, and 2 are not equipped to record either audio or video. A handheld recording device is used to record audio if the room is not equipped to record audio.

While we are required by law to record some interviews (e.g., certain juvenile interviews), it is our practice to at least record the audio of interviews of all suspects and offenders. It is also our practice to record video and audio of interviews related to serious offenses. Sometimes, we record victim and witness interviews.

Currently, officers and investigators must consider the nature and seriousness of an offense, determine which rooms are available, and choose a room that will meet their recording needs when interviewing someone. Following an interview, there are various time consuming steps that officers, investigators, and support staff must take to ensure recordings are saved long term and to share recordings with other professionals.

Equipment associated with our different recording systems is at least 6 years old and some of the equipment has required replacement. We have found repetitive glitches with our recording systems over the years and, in some cases, the systems failed to record an interview or only recorded a portion of an interview. All recordings are currently stored on City of West Allis servers and the recordings require significant space. In addition, purging unneeded recordings can only be accomplished through a labor intensive, manual process.

Having various recording systems is not ideal and is not the industry standard. Recording systems that fail to adequately record video and audio of interviews by law enforcement reduces our ability to capture excellent evidence for use in criminal prosecutions, can compromise criminal prosecutions, reduces transparency to the public, reduces our reputation with the public and other professionals, and can increase the Department's liability

The West Allis Police Department has been using Axon's Body Worn Cameras since 2017. Body Worn Camera recordings are stored on Axon's Evidence.com, which is a cloud based software platform with unlimited storage. We have found the Body Worn Cameras and



WEST ALLIS POLICE DEPARTMENT

Patrick S. Mitchell
Chief of Police

Robert Fletcher
Deputy Chief of Police

Christopher Marks
Deputy Chief of Police

Evidence.com to be user friendly, efficient, and reliable. Axon also offers an Interview Room Camera System, which captures video and audio recordings and then automatically transfers them to Evidence.com. In addition, recordings are automatically purged based on parameters we establish and recordings can easily be shared with other professionals. The purchase and implementation of this system would replace our dated equipment and allow us to have a single, reliable system that would capture excellent evidence to assist in criminal investigations; increase transparency with the public; increase our reputation with the public and other professionals; reduce the amount of time required by staff to obtain, save, and share recordings; eliminate the need for storing future recordings; reduce liability for the Department; and meet the industry standard.

The cost to equip our 6 interview rooms with Axon's solution is \$43,342.40 for the first year. This solution includes a camera and microphone for each room, other hardware, licensing, warranties, and unlimited storage. The cost to maintain this system for each of the subsequent 4 years is \$11,428 per year. The total sum for 5 years is \$89,054.40.

In an effort to satisfy City of Allis purchasing requirements and to obtain the best possible pricing, we have been working with Robert Barwick from the City of West Allis Finance Department regarding this matter. This purchase has been submitted for approval by the West Allis Common Council at their February 17th meeting. We are now requesting Police and Fire Commission approval to purchase Axon's Interview Room Camera System using funding from our Federal Equitable Sharing Account (214-0801-521-64-05).

Sincerely

Steve Beyer
Captain of Police

| Formal Approval | Date |
|---------------------------------------|------|
| | |
| President, Police and Fire Commission | |



AXON

West Allis Police Dept. - WI

AXON SALES REPRESENTATIVE

Brian Moutinho

9168062275

bmoutinho@axon.com

ISSUED

2/11/2021



Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
Phone: (800) 978-2737

Q-285085-44238.057BM

Issued: 02/11/2021

Quote Expiration: 04/15/2021

Account Number: 108979

Payment Terms: Net 30
Delivery Method: Fedex - Ground

SALES REPRESENTATIVE

Brian Moutinho
Phone: 9168062275
Email: bmoutinho@axon.com
Fax:

PRIMARY CONTACT

Steve Beyer
Phone: (414) 302-8036
Email: sbeyer@westalliswi.gov

SHIP TO

Steve Beyer
West Allis Police Dept. - WI
11301 W. LINCOLN AVE.
WEST ALLIS, WI 53227
US

BILL TO

West Allis Police Dept. - WI
11301 W. LINCOLN AVE.
WEST ALLIS, WI 53227
US

Year 1

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|----------------------------------|--|---------------|----------|-----------------|----------------|-------------|
| Axon Plans & Packages | | | | | | |
| 50071 | AXON STREAMING SERVER LICENSE (PER SERVER) | | 2 | 1,750.00 | 1,750.00 | 3,500.00 |
| 50070 | AXON TOUCH PANEL SOFTWARE | | 3 | 1,500.00 | 1,500.00 | 4,500.00 |
| 50055 | INTERVIEW ROOM UNLIMITED EVIDENCE.COM LICENSE YEAR 1 PAYMENT | | 6 | 1,188.00 | 1,188.00 | 7,128.00 |
| 73683 | 10 GB EVIDENCE.COM A-LA-CART STORAGE | 60 | 15 | 0.00 | 0.00 | 0.00 |
| 73840 | EVIDENCE.COM BASIC ACCESS LICENSE | 60 | 15 | 0.00 | 0.00 | 0.00 |
| Hardware | | | | | | |
| 50221 | HP SWITCH - 24PORT GIGABIT POE MANAGED SWITCH | | 1 | 1,305.00 | 1,305.00 | 1,305.00 |
| 74062 | INTERVIEW ROOM 5 YR EXTENDED WARRANTY | | 6 | 1,297.00 | 1,297.00 | 7,782.00 |
| 50118 | LOUROE DV-ML MICROPHONE (POE) | | 6 | 196.50 | 196.50 | 1,179.00 |
| 50298 | AXIS P3245-LV NETWORK CAMERA | | 6 | 796.00 | 716.40 | 4,298.40 |
| 50294 | LITE SERVER | | 2 | 1,950.00 | 1,950.00 | 3,900.00 |
| Other | | | | | | |
| 73841 | EVIDENCE.COM BASIC LICENSE PAYMENT | 12 | 15 | 180.00 | 0.00 | 0.00 |

Year 1 (Continued)

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|-----------------|-----------------------------------|---------------|----------|-----------------|--------------------|-------------|
| Services | | | | | | |
| 85170 | INTERVIEW ROOM, INSTALL AND SETUP | | 6 | 2,500.00 | 1,625.00 | 9,750.00 |
| | | | | | Subtotal | 43,342.40 |
| | | | | | Estimated Shipping | 0.00 |
| | | | | | Estimated Tax | 0.00 |
| | | | | | Total | 43,342.40 |

Year 2

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|----------------------------------|--|---------------|----------|-----------------|----------------|-------------|
| Axon Plans & Packages | | | | | | |
| 50056 | INTERVIEW ROOM UNLIMITED EVIDENCE.COM LICENSE YEAR 2 PAYMENT | | 6 | 1,188.00 | 1,188.00 | 7,128.00 |
| 50074 | AXON TOUCH PANEL SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 3 | 300.00 | 300.00 | 900.00 |
| 50072 | AXON STREAMING SERVER SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 2 | 350.00 | 350.00 | 700.00 |
| Other | | | | | | |
| 73841 | EVIDENCE.COM BASIC LICENSE PAYMENT | 12 | 15 | 180.00 | 180.00 | 2,700.00 |
| | | | | | Subtotal | 11,428.00 |
| | | | | | Estimated Tax | 0.00 |
| | | | | | Total | 11,428.00 |

Year 3

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|----------------------------------|--|---------------|----------|-----------------|----------------|-------------|
| Axon Plans & Packages | | | | | | |
| 50057 | INTERVIEW ROOM UNLIMITED EVIDENCE.COM LICENSE YEAR 3 PAYMENT | | 6 | 1,188.00 | 1,188.00 | 7,128.00 |
| 50074 | AXON TOUCH PANEL SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 3 | 300.00 | 300.00 | 900.00 |
| 50072 | AXON STREAMING SERVER SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 2 | 350.00 | 350.00 | 700.00 |

Year 3 (Continued)

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|-------|------------------------------------|---------------|----------|-----------------|----------------|-------------|
| Other | | | | | | |
| 73841 | EVIDENCE.COM BASIC LICENSE PAYMENT | 12 | 15 | 180.00 | 180.00 | 2,700.00 |
| | | | | | Subtotal | 11,428.00 |
| | | | | | Estimated Tax | 0.00 |
| | | | | | Total | 11,428.00 |

Year 4

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|-----------------------|--|---------------|----------|-----------------|----------------|-------------|
| Axon Plans & Packages | | | | | | |
| 50058 | INTERVIEW ROOM UNLIMITED EVIDENCE.COM LICENSE YEAR 4 PAYMENT | | 6 | 1,188.00 | 1,188.00 | 7,128.00 |
| 50074 | AXON TOUCH PANEL SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 3 | 300.00 | 300.00 | 900.00 |
| 50072 | AXON STREAMING SERVER SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 2 | 350.00 | 350.00 | 700.00 |
| Other | | | | | | |
| 73841 | EVIDENCE.COM BASIC LICENSE PAYMENT | 12 | 15 | 180.00 | 180.00 | 2,700.00 |
| | | | | | Subtotal | 11,428.00 |
| | | | | | Estimated Tax | 0.00 |
| | | | | | Total | 11,428.00 |

Year 5

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|-----------------------|--|---------------|----------|-----------------|----------------|-------------|
| Axon Plans & Packages | | | | | | |
| 50059 | INTERVIEW ROOM UNLIMITED EVIDENCE.COM LICENSE YEAR 5 PAYMENT | | 6 | 1,188.00 | 1,188.00 | 7,128.00 |
| 50074 | AXON TOUCH PANEL SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 3 | 300.00 | 300.00 | 900.00 |
| 50072 | AXON STREAMING SERVER SOFTWARE MAINTENANCE ANNUAL PAYMENT | | 2 | 350.00 | 350.00 | 700.00 |

Year 5 (Continued)

| Item | Description | Term (Months) | Quantity | List Unit Price | Net Unit Price | Total (USD) |
|-------|------------------------------------|------------------|----------|--------------------|----------------|-------------|
| Other | | | | | | |
| 73841 | EVIDENCE.COM BASIC LICENSE PAYMENT | 12 | 15 | 180.00 | 180.00 | 2,700.00 |
| | | | | | Subtotal | 11,428.00 |
| | | | | | Estimated Tax | 0.00 |
| | | | | | Total | 11,428.00 |
| | | | | | Grand Total | 89,054.40 |

Discounts (USD)

Quote Expiration: 04/15/2021

| | |
|--------------|------------------|
| List Amount | 97,482.00 |
| Discounts | 8,427.60 |
| Total | 89,054.40 |

**Total excludes applicable taxes*

Summary of Payments

| Payment | Amount (USD) |
|--------------------|------------------|
| Year 1 | 43,342.40 |
| Year 2 | 11,428.00 |
| Year 3 | 11,428.00 |
| Year 4 | 11,428.00 |
| Year 5 | 11,428.00 |
| Grand Total | 89,054.40 |

STATEMENT OF WORK & CONFIGURATION DOCUMENT

Axon Interview Recording Platform

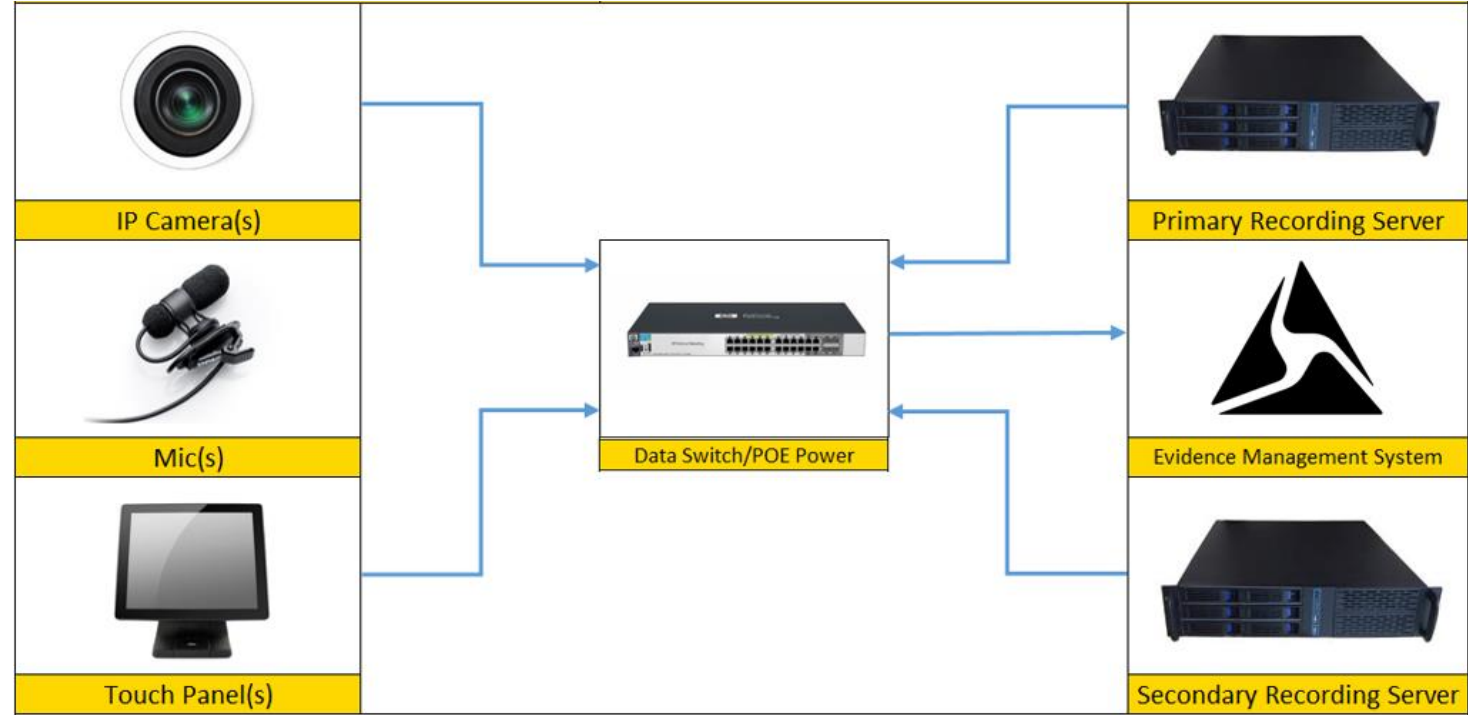
This document details a proposed system design

Agency Created For: West Allis Police Dept. - WI

| | |
|-----------------------------|----------------------------|
| Sold By: | Brian Moutinho |
| Designed By: | Jake Borro |
| Installed By: | Axon Professional Services |
| Customer Contact: | Steve Beyer |
| Target Install Date: | 08/31/2020 |

AXON INTERVIEW RECORDING PLATFORM

This image is intended to be a general visual of how Interview Room is configured. Please read through the SOW for configuration specific to this deal.



AXON-PROVIDED HARDWARE SUMMARY

The following section offers a broad summary of the Axon-provided hardware needed to configure this order. With the exception of server quantities, QUANTITIES DO NOT REFLECT CUSTOMER-PROVIDED ITEMS.

| | | |
|-----------------------------|--|--|
| Total Camera Configurations | | |
| 6 | Camera(s) | |
| 0 | Covert Enclosure(s) | |
| 6 | Microphone(s) | |
| | Injector(s) | |
| Total Switches | | |
| 1 | POE Switch(es) | |
| Total Servers | | |
| 2 | Server(s) (customer-provided included) | |
| Total Touch Panels | | |
| 6 | Touch Panel(s) (virtual not included) | |
| 0 | Wall Mount(s) | |
| Total Camera Configurations | | |
| 0 | I/O Box(es) | |

| | <u>Locations</u> | <u># Rooms</u> |
|--|------------------|----------------|
| | HQ | 6 |

INTERVIEW ROOM OVERVIEW

The following sections detail the configuration of the Axon Interview recording system at all locations.

Network Considerations

| | | | |
|--------------------------|--|------------|-----------|
| Network Requirements | Each IP Camera will be connected to a POE switch that provides the device with power and network connectivity. | | |
| | Each Recording Server must be given a static IPv4 network address that is routable across the network. | | |
| | Each IP Camera must be given a static IPv4 network address that is routable across the network. | | |
| | Each touch panel/kiosk must be given a static IPv4 network address that is routable across the network. | | |
| Network Addressing | Network Device | Static IPs | Total IPs |
| | Qty of IP Cameras | 6 | 14 |
| | Qty of Touch Panels | 6 | |
| | Qty of Recording Servers | 2 | |
| Data Switch Provisioning | This install will require POE data switches at each location. | | |
| Virtual Kiosks | 3 workstations will require virtual kiosk software to be installed. | | |
| Customer Provided Items | Customer to provide all device IP addresses Customer to also provide: <ul style="list-style-type: none">• Subnet Mask• Gateway IP• DNS/WINS IP• Time Server IP | | |
| | Customer IT staff will configure all switches with proper network configuration. | | |

Metadata Tags

| | |
|--------------------------------|--|
| Metadata Tagging | The system will collect metadata information prior to, and after, the interview recording process (i.e. Interviewer Name, Interviewee Name, Case Number). |
| Metadata Tags | Information collected prior to recording: <ul style="list-style-type: none"> • Interviewee first and last name • Case number • Case type • Interviewee type Information collected post recording: <ul style="list-style-type: none"> • Interviewer name(s) |
| Customer Provided Items | Customer to provide preferred metadata fields. |
| Axon Provided Items | Axon to facilitate the creation of metadata fields. |

NETWORK CONFIGURATION DETAILS

The following section offers a broad summary of the Axon-provided hardware needed to configure this order.

Network Configuration Details

| | |
|----------------------------|--|
| Evidence Management System | Evidence.com |
| Application Features | <p>Network Applications:</p> <ul style="list-style-type: none">• Remote monitoring application <p>Evidence.com Application Features:</p> <ul style="list-style-type: none">• Secure Cloud Storage• Redaction• Download/Sharing• Audit Trail• Reporting |

Training

| | |
|---------------------|---|
| Application Package | <p>This solution will include on-site application training covering:</p> <ul style="list-style-type: none">• Touch panel overview• Initiating interview wizard• Entering metadata• Controlling the interview process• Closing an interview• Evidence.com functionality |
|---------------------|---|

Additional General Deal Notes

| | |
|-------|--|
| Notes | |
|-------|--|

LOCATION DETAILS: HQ

The following sections detail the configuration of the Axon Interview recording system at HQ

| | |
|---------------|----|
| Location Name | HQ |
|---------------|----|

Cable Considerations

| | | |
|----------------------|--|--|
| Cabling Runs | Customer will install the networking cables using a Cat5e Cable. | |
| | 15 | cable runs are required for this installation. |
| | 11 | 110v power outlets are required for this installation (Customer Responsibility). |
| Cabling Requirements | <p>All Devices: Network cabling must be provided for the following devices:</p> <ul style="list-style-type: none">• Axis IP Camera• Server• Touch Panel or PC running a virtual Touch Panel• POE Switch | |

Servers, Switches, Touch Panels

| | | | |
|------------------------------|---|-----------|---|
| Servers | Axon Interview Lite Server | Quantity: | 1 |
| | Axon Interview Lite Server | | 1 |
| Redundancy | This system includes recording redundancy | | |
| Data Switch/POE Power | HPE Aruba 2530 24-Port POE Switch | Quantity: | 1 |
| | | | |
| Touch Panels | Customer PC | | |
| Touch Panel Location | No Touch Panel | | |
| Number of I/O Boxes Required | 0 | | |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

ROOM DETAILS: Detention Room 1

The following sections detail the configurations specific to DETENTION ROOM 1

| | |
|---------------|------------------|
| Location Name | HQ |
| Room Name | Detention Room 1 |

Camera Configuration

| | |
|---------------------------------------|---|
| Camera 1 | Camera 1 will be a(n) : Axis P3245-LV Overt Dome Camera Mic: Louroe Tamper Proof Mic |
| Recording Activation | Recording will be triggered via Touch Panel |
| External Recording-In-Progress Visual | N/A |
| Wall Configuration | Cinder Block |
| Ceiling Configuration | Metal Security Tile |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

ROOM DETAILS: Detention Room 2

The following sections detail the configurations specific to DETENTION ROOM 2

| | |
|---------------|------------------|
| Location Name | HQ |
| Room Name | Detention Room 2 |

Camera Configuration

| | |
|---------------------------------------|---|
| Camera 1 | Camera 1 will be a(n) : Axis P3245-LV Overt Dome Camera Mic: Louroe Tamper Proof Mic |
| Recording Activation | Recording will be triggered via Touch Panel |
| External Recording-In-Progress Visual | N/A |
| Wall Configuration | Cinder Block |
| Ceiling Configuration | Metal Security Tile |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

ROOM DETAILS: Interview Room 1

The following sections detail the configurations specific to INTERVIEW ROOM 1

| | |
|---------------|------------------|
| Location Name | HQ |
| Room Name | Interview Room 1 |

Camera Configuration

| | |
|---------------------------------------|---|
| Camera 1 | Camera 1 will be a(n) : Axis P3245-LV Overt Dome Camera Mic: Louroe Tamper Proof Mic |
| Recording Activation | Recording will be triggered via IR Client |
| External Recording-In-Progress Visual | N/A |
| Wall Configuration | Cinder Block |
| Ceiling Configuration | Standard Tile |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

ROOM DETAILS: Interview Room 2

The following sections detail the configurations specific to INTERVIEW ROOM 2

| | |
|---------------|------------------|
| Location Name | HQ |
| Room Name | Interview Room 2 |

Camera Configuration

| | |
|---------------------------------------|---|
| Camera 1 | Camera 1 will be a(n) : Axis P3245-LV Overt Dome Camera Mic: Louroe Tamper Proof Mic |
| Recording Activation | Recording will be triggered via IR Client |
| External Recording-In-Progress Visual | N/A |
| Wall Configuration | Cinder Block |
| Ceiling Configuration | Standard Tile |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

ROOM DETAILS: Interview Room 3

The following sections detail the configurations specific to INTERVIEW ROOM 3

| | |
|---------------|------------------|
| Location Name | HQ |
| Room Name | Interview Room 3 |

Camera Configuration

| | |
|---------------------------------------|---|
| Camera 1 | Camera 1 will be a(n) : Axis P3245-LV Overt Dome Camera Mic: Louroe Tamper Proof Mic |
| Recording Activation | Recording will be triggered via IR Client |
| External Recording-In-Progress Visual | N/A |
| Wall Configuration | Cinder Block |
| Ceiling Configuration | Standard Tile |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

ROOM DETAILS: Interview Room 4

The following sections detail the configurations specific to INTERVIEW ROOM 4

| | |
|---------------|------------------|
| Location Name | HQ |
| Room Name | Interview Room 4 |

Camera Configuration

| | |
|---------------------------------------|---|
| Camera 1 | Camera 1 will be a(n) : Axis P3245-LV Overt Dome Camera Mic: Louroe Tamper Proof Mic |
| Recording Activation | Recording will be triggered via IR Client |
| External Recording-In-Progress Visual | N/A |
| Wall Configuration | Cinder Block |
| Ceiling Configuration | Standard Tile |

Additional Location Notes

| | |
|-------|--|
| Notes | |
|-------|--|

Axon International, Inc's Sales Terms and Conditions for Direct Sales to End User Purchasers

This Statement of Work is bound to the applicable signed quote. Upon confirmation of the installation dates, to be confirmed in writing, the agency will give no less than a 2-week advanced notice of cancellation or change from the date of the scheduled installation. In the event the Agency cancels 2 weeks or less from the date of the scheduled installation, the agency will be responsible for all travel booked, and resource costs associated with the cancelled installation. Rescheduling of the installation will be at the discretion of Axon Professional Services based on available dates within the installation schedule calendar.

Changes to the scope of this SOW must be documented and agreed upon by the Parties in a change order. If the changes cause an increase or decrease in any charges or cause a scheduling change from that originally agreed upon, an equitable adjustment in the charges or schedule will be agreed upon by the Parties and included in the change order, signed by both Parties.

Notes

This is a budgetary quote only. This quote contains hardware, software, and estimated installation costs. A review by an Axon engineer and the creation of a Statement of Work will need to be completed to determine the exact requirements for the agency to implement an Interview Room program. This quote is subject to change based on the information gathered from the review outlined above.

Tax is subject to change at order processing with valid exemption.

Axon's Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature: _____ **Date:** _____
Name (Print): _____ **Title:** _____
PO# (Or write N/A): _____

Please sign and email to Brian Moutinho at bmoutinho@axon.com or fax to

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy.axon.com

The trademarks referenced above are the property of their respective owners.

Axon Internal Use Only

| | | |
|-----------|----------|------------------|
| | | SFDC Contract #: |
| | | Order Type: |
| | | RMA #: |
| | | Address Used: |
| | | SO #: |
| Review 1 | Review 2 | |
| Comments: | | |

**CITY OF WEST ALLIS
RESOLUTION R-2021-0085**

**RESOLUTION TO CONFIRM AND ADOPT THE REPORT OF THE CITY
ENGINEER CONTAINING THE SCHEDULE OF PROPOSED ASSESSMENTS FOR
IMPROVEMENT OF S. 86 ST. FROM W. CLEVELAND AVE. TO S. OSAGE AVE.
AND S. DAKOTA ST. FROM S. OSAGE AVE. TO S. ORLEANS AVE. BY NEW
CONCRETE CONSTRUCTION WITH MISCELLANEOUS WALK, NEW
DRIVEWAY APPROACHES, STORM SEWER, STORM SEWER RELAY,
SANITARY SEWER RELAY, WATER MAIN RELAY, BUILDING SERVICES,
UTILITY ADJUSTMENTS AND STORM UNDERDRAIN**

WHEREAS, The City Engineer, pursuant to Preliminary Resolution No. R-2018-0673, adopted on November 5, 2018, prepared and submitted his report as provided in sec. 66.0703(5) of the Wisconsin Statutes, for the improvement of the streets as hereinafter described; and,

WHEREAS, The City Clerk gave due notice that such report was open for inspection at his office and also at the office of the City Engineer, and that all persons interested could appear before the Common Council and be heard concerning the matters contained in the Preliminary Resolution and Report; and,

WHEREAS, The Common Council met pursuant to such notice, at the time and place therein named; and having considered all statements and communications concerning the proposed improvements, relating to the matters contained in the City Engineer's report, including the schedule of proposed assessments, the Common Council makes no change in said report.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. The report of the City Engineer, including the schedule of the proposed assessments, for the improvement of S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and S. Dakota St. from S. Osage Ave. to S. Orleans Ave. by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain be and the same is hereby approved and adopted.
2. The property against which the assessments are proposed is benefited; the assessments shown on the report are true and correct, have been determined on a reasonable basis and are hereby confirmed.
3. The City Engineer is hereby authorized and directed to prepare final plans for the aforesaid area in accordance with the terms of this resolution.

EngP1930S, P1931S

SECTION 1: **ADOPTION** “R-2021-0085” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0085(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



REVISED
NOTICE OF PUBLIC HEARING
February 17, 2021

The City of West Allis will be holding this Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting)

If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel <https://www.youtube.com/user/westalliscitychannel>. You can also watch live and recorded broadcasts through your cable network, via Spectrum (channel 25, West Allis residents only) and AT&T U-Verse (Channel 99). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Wednesday, February 17, 2021.

Members of the public may submit comments or questions to the Common Council regarding this public hearing by emailing your comments or questions to city@westalliswi.gov or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on February 17, 2021. (City Hall – 7525 W. Greenfield Avenue)

PLEASE TAKE NOTICE That the Common Council of the City of West Allis, Wisconsin, has proposed that it is in the best interest of the City and the property affected thereby that

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave.
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

be improved by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

Properties abutting the above streets for the extents given are proposed as being benefited and are proposed to be assessed.

Reports showing preliminary plans and specifications, an estimate of the entire cost of the proposed improvements, and a schedule of the proposed assessments are located at:

<https://www.westalliswi.gov/DocumentCenter/Home/Index/3>

under the file name: Engineering/2021 Engineering Projects/S. 86 St., S. Dakota St.

NOTICE IS FURTHER GIVEN That such reports are open for inspection and will be so continued for at least ten days after initial publication date of this notice, and that, not more than forty days from the initial publication date of this notice, on Tuesday, the 16th day of February, 2021, the Common Council will be in session to hear all persons interested, their agents or attorneys, concerning the matters contained in the Preliminary Resolution and reports, including the schedules of the proposed assessments.

Dated at West Allis, Wisconsin this 29th day of January, 2021.

City Clerk

Publish February 3, 2021



NOTICE OF PUBLIC HEARING
February 16, 2021

The City of West Allis will be holding this Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting)

If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel <https://www.youtube.com/user/westalliscitychannel>. You can also watch live and recorded broadcasts through your cable network, via Spectrum (channel 25, West Allis residents only) and AT&T U-Verse (Channel 99). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Monday, February 15, 2021.

Members of the public may submit comments or questions to the Common Council regarding this public hearing by emailing your comments or questions to city@westalliswi.gov or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on February 16, 2021. (City Hall – 7525 W. Greenfield Avenue)

PLEASE TAKE NOTICE That the Common Council of the City of West Allis, Wisconsin, has proposed that it is in the best interest of the City and the property affected thereby that

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

be improved by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

Properties abutting the above streets for the extents given are proposed as being benefited and are proposed to be assessed.

Reports showing preliminary plans and specifications, an estimate of the entire cost of the proposed improvements, and a schedule of the proposed assessments are located at:

<https://www.westalliswi.gov/DocumentCenter/Home/Index/3>

under the file name: Engineering/2021 Engineering Projects/S. 86 St., S. Dakota St.

NOTICE IS FURTHER GIVEN That such reports are open for inspection and will be so continued for at least ten days after initial publication date of this notice, and that, not more than forty days from the initial publication date of this notice, on Tuesday, the 16th day of February, 2021, the Common Council will be in session to hear all persons interested, their agents or attorneys, concerning the matters contained in the Preliminary Resolution and reports, including the schedules of the proposed assessments.

Dated at West Allis, Wisconsin this 19th day of January, 2021.

City Clerk

Publish January 29, 2021



Peter C. Daniels, P.E.
City Engineer
Engineering Department
pdaniels@westalliswi.gov
414.302.8360

February 17, 2021

Honorable Mayor and Common Council
West Allis, Wisconsin

Dear Mayor and Council Members:

I herewith respectfully submit my report on the assessment of benefits for new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

as directed in Preliminary Resolution No. R-2018-0673, adopted on November 5, 2018.

This report consists of the following schedules attached hereto:

- Schedule A. - Preliminary Plans and Specifications;
- Schedule B. - Estimate of Entire Cost of Proposed Improvements;
- Schedule C. - Schedule of Proposed Assessments Against Each Parcel Affected.

The properties against which the assessments are proposed are benefited.

Respectfully submitted,

Peter C. Daniels

Peter C. Daniels, P.E.
City Engineer

/ns

Encs.

PROPOSED IMPROVEMENT OF

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

SCHEDULE "A"

Preliminary Plans & Specifications Attached

SCHEDULE "B"

Estimate of the Entire Cost

\$719,000

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected

W. CLEVELAND AVE.

W. MONTANA AVE.

S. 88 ST.

W. BOONE AVE.

W. DAKOTA ST.

S. 86th St.

S. OSAGE

S. 85 ST.



W. CLEVELAND AVE.

W. MONTANA AVE.

S. 88 ST.

W. BOONE AVE.

S. 86 ST.

S. 85 ST.



W. Dakota St.

S. OSAGE



Peter C. Daniels, P.E.
City Engineer
Engineering Department
pdaniels@westalliswi.gov
414.302.8360

February 17, 2021

Board of Public Works
West Allis City Hall
West Allis, Wisconsin

Dear Board Members:

I am herewith submitting preliminary plans and an estimate of costs for the new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

**S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.**

| | |
|------------------------------|-------------------|
| Estimated Construction Cost: | \$ 653,000 |
| Contingency: | 66,000 |
| TOTAL: | \$ 719,000 |

Sincerely,

Peter C. Daniels

Peter C. Daniels, P.E.
City Engineer

/ns

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: February 17, 2021

LOCATION

DESCRIPTION: S. 86 St. from W. Cleveland Ave. to S. Osage Ave.
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

ACCOUNT NO.: P1930S, P1931S

INTEREST RATE: 4.0%

| <u>2021 ASSESSMENT RATES</u> | <u>Resid.</u> | <u>Comm.</u> | <u>Mfg.</u> |
|-------------------------------------|---------------|--------------|-------------|
| <u>Streets</u> | | | |
| New Concrete Construction, lin. ft. | \$103.69 | \$129.61 | \$155.54 |
| <u>Driveways</u> | | | |
| 7" Concrete Approach, sq. ft. | \$ 7.77 | \$ 7.77 | \$ 7.77 |
| <u>Underground</u> | | | |
| Storm Sewer Lateral, each | \$695.00 | \$1605.00 | |

The properties against which the assessments are proposed are benefited.

EXAMPLE:**Residential Special Assessment for Street
New Concrete Construction**

STREET = S. 86 St. from W. Cleveland Ave. to S. Osage Ave.
S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

Lot Width = 50 Ft.
Assessment Rate = \$103.69 Lin. Ft.

50 Ft. @ \$103.69 = \$5,184.50 *

*Special Assessment for Street Improvement Only - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral installation, if applicable.

A special assessment of this amount would be eligible for payment by a ten (10) year, five (5) year, or one (1) year installment plan with interest at 4.0% per year.

Payment of the entire assessment without interest may be made prior to the due date noted on the billing -- thirty (30) days.

Example of a ten (10) year plan:*(Based on a full year of interest)*

\$5,184.50 Total Special Assessment:

| <u>Year No.</u> | <u>Principal Amt.</u> | <u>Interest Amt.</u> | <u>Total Payment</u> |
|-----------------|-----------------------|----------------------|----------------------|
| 1st year | \$518.45 | \$207.38 ** | \$725.83 |
| 2nd year | \$518.45 | \$186.64 | \$705.09 |
| 3rd year | \$518.45 | \$165.90 | \$684.35 |
| 4th year | \$518.45 | \$145.17 | \$663.62 |
| 5th year | \$518.45 | \$124.43 | \$642.88 |
| 6th year | \$518.45 | \$103.69 | \$622.14 |
| 7th year | \$518.45 | \$82.95 | \$601.40 |
| 8th year | \$518.45 | \$62.21 | \$580.66 |
| 9th year | \$518.45 | \$41.48 | \$559.93 |
| 10th year | \$518.45 | \$20.74 | \$539.19 |

Example of a five (5) year plan:*(Based on a full year of interest)*

\$5,184.50 Total Special Assessment:

| <u>Year No.</u> | <u>Principal Amt.</u> | <u>Interest Amt.</u> | <u>Total Payment</u> |
|-----------------|-----------------------|----------------------|----------------------|
| 1st year | \$1,036.90 | \$207.38 ** | \$1,244.28 |
| 2nd year | \$1,036.90 | \$165.90 | \$1,202.80 |
| 3rd year | \$1,036.90 | \$124.43 | \$1,161.33 |
| 4th year | \$1,036.90 | \$82.95 | \$1,119.85 |
| 5th year | \$1,036.90 | \$41.48 | \$1,078.38 |

** Interest is based on the descending principal balance.

PROJECT WORKSHEET

Project No. P1931S

Improvement: New concrete construction with miscellaneous walk, new driveway approaches,
storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building
services, utility adjustments and storm underdrain

Location: S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

History: 1983 - Bit. Seal coat - n/c to residents
1989 - Bit. Seal coat - n/c to residents

PAVING

Type New Concrete Construction
Length 686
Cost/Ft. \$375.00

Estimated Total Cost

\$257,000

LIGHTS SIGNALS

+ **\$0**
+ **\$0**

ASSESSMENTS

| | Rate | Gross | Net Asmt. |
|----------------|----------|--------|-----------|
| Length | per Foot | Return | Return |
| Residential | 1,293 | 103.69 | \$134,051 |
| Commercial | | | \$114,998 |
| Manufacturing | | | |
| Driveway Appr. | 2,599 | 7.77 | \$20,193 |

Estimated Total Assessment Return

-(**\$135,191**)

OTHER FUNDING TYPE

-()

Estimated CIP Net Funds Required

= **\$121,809**

UNDERGROUND IMPROVEMENTS

Total Sanitary Sewer Funds

\$213,000

Total Storm Water Management Funds

\$138,000

Total Water Utility Funds

\$7,000

Remarks: _____

PROJECT WORKSHEET

Project No. P1930S

Improvement: New concrete construction with miscellaneous walk, new driveway approaches,
storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building
services, utility adjustments and storm underdrain

Location: S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

History: 1983 - Bit. Seal coat - n/c to residents
1989 - Bit. Seal coat - n/c to residents

PAVING

Type New Concrete Construction
Length 1057
Cost/Ft. \$375.00

Estimated Total Cost

\$396,000

LIGHTS
SIGNALS

+ **\$0**
+ **\$0**

ASSESSMENTS

| | Rate | Gross | Net Asmt. |
|----------------|----------|--------|-----------|
| Length | per Foot | Return | Return |
| Residential | 1,754 | 103.69 | \$181,909 |
| Commercial | | | \$124,112 |
| Manufacturing | | | |
| Driveway Appr. | 2,802 | 7.77 | \$21,769 |

Estimated Total Assessment Return

-(**\$145,881**)

OTHER FUNDING TYPE

-()

Estimated CIP Net Funds Required

= **\$250,119**

UNDERGROUND IMPROVEMENTS

Total Sanitary Sewer Funds

\$240,000

Total Storm Water Management Funds

\$212,000

Total Water Utility Funds

\$8,000

Remarks:



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

Property Assessments

| | | | | | | | | | | |
|--------------|----------------------------------|-----------------------------------|--------|-----------------|------|-----------|--------|----|-------------|----------|
| 517-0307-000 | 8543 W CLEVELAND AVE | Christopher A Wienczek | 103.69 | 150.00 x Lin Ft | = \$ | 15,553.50 | 40.00 | \$ | Residential | 10 |
| | Street New Concrete Construction | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 189.90 x Sq Ft | = \$ | 1,475.52 | 100.00 | \$ | | 1,475.52 |
| | 9'x21.1' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 7,696.92 |
| 517-0308-000 | 8536 W MONTANA AVE | Lepak Linda L Trust | 103.69 | 150.00 x Lin Ft | = \$ | 15,553.50 | 40.00 | \$ | Residential | 20 |
| | Street New Concrete Construction | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 187.20 x Sq Ft | = \$ | 1,454.54 | 100.00 | \$ | | 1,454.54 |
| | 9'x20.8' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 7,675.94 |
| 517-0323-000 | 2800 S 86 ST | Janice M Kennedy | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 | 100.00 | \$ | Residential | 30 |
| | Street New Concrete Construction | | | | | | | | | 5,184.50 |
| | | | | | | | | | Total: | 5,184.50 |
| | | | | | | | | | Residential | 40 |
| 517-0322-000 | 2808 S 86 ST | Mark Baxter & Jennifer Ann Baxter | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 | 100.00 | \$ | | 5,184.50 |
| | Street New Concrete Construction | | 7.77 | 146.70 x Sq Ft | = \$ | 1,139.86 | 100.00 | \$ | | 1,139.86 |
| | Driveway 7" Concrete Approach | | | | | | | | | |
| | 9'x16.3' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 6,324.36 |
| 517-0321-000 | 2814 S 86 ST | David G Lancour | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 | 100.00 | \$ | Residential | 50 |
| | Street New Concrete Construction | | 7.77 | 128.70 x Sq Ft | = \$ | 1,000.00 | 100.00 | \$ | | 5,184.50 |
| | Driveway 7" Concrete Approach | | | | | | | | | 1,000.00 |
| | 9'x14.3' | | | | | | | | | |
| | | Total: | | | | | | \$ | | 6,184.50 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | | | | |
|--------------|----------------------------------|---|--------|---|--------|---|----|-----------------|-------------|
| 517-0320-000 | 2820 S 86 ST | Nicholas Kolacz | | | | | | Residential | 60 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 137.70 | x | Sq Ft | = | \$ | 1,069.93 100.00 | \$ 1,069.93 |
| | 9'x15.3' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,254.43 |
| 517-0319-000 | 2828 S 86 ST | Ross M Knodl & Laurie Knodl | | | | | | Residential | 70 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 120.60 | x | Sq Ft | = | \$ | 937.06 100.00 | \$ 937.06 |
| | 9'x13.4' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,121.56 |
| 517-0318-000 | 2834 S 86 ST | Bradley J Granneman | | | | | | Residential | 80 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 137.70 | x | Sq Ft | = | \$ | 1,069.93 100.00 | \$ 1,069.93 |
| | 9'x15.3' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,254.43 |
| 517-0317-000 | 2840 S 86 ST | Family Trust Under J C F Atherton Rev Trust | | | | | | Residential | 90 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 128.70 | x | Sq Ft | = | \$ | 1,000.00 100.00 | \$ 1,000.00 |
| | 9'x14.3' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,184.50 |
| 517-0316-000 | 2846 S 86 ST | Adam S McIlheran | | | | | | Residential | 100 |
| | Street New Concrete Construction | 103.69 | 50.00 | x | Lin Ft | = | \$ | 5,184.50 100.00 | \$ 5,184.50 |
| | Driveway 7" Concrete Approach | 7.77 | 129.60 | x | Sq Ft | = | \$ | 1,006.99 100.00 | \$ 1,006.99 |
| | 9'x14.4' | | | | | | | | |
| | | | | | | | | Total: | \$ 6,191.49 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | |
|----------------------------------|--------------|---------------------------------------|----------------|------|--------------------|----------|
| 517-0315-000 | 2854 S 86 ST | Arnold J Bacon & Jane A Bacon | | | Residential | 110 |
| Street New Concrete Construction | | 103.69 | 53.82 x Lin Ft | = \$ | 5,580.60 100.00 \$ | 5,580.60 |
| Driveway 7" Concrete Approach | 9'x12.8' | 7.77 | 115.20 x Sq Ft | = \$ | 895.10 100.00 \$ | 895.10 |
| Total: | | | | | \$ | 6,475.70 |
| 517-0314-000 | 2860 S 86 ST | Helen A Atherton | | | Residential | 120 |
| Street New Concrete Construction | | 103.69 | 43.11 x Lin Ft | = \$ | 4,470.08 100.00 \$ | 4,470.08 |
| Driveway 7" Concrete Approach | 9'x11.8' | 7.77 | 106.20 x Sq Ft | = \$ | 825.17 100.00 \$ | 825.17 |
| Total: | | | | | \$ | 5,295.25 |
| 517-0313-000 | 2866 S 86 ST | Kelsey M Paetschow | | | Residential | 130 |
| Street New Concrete Construction | | 103.69 | 43.11 x Lin Ft | = \$ | 4,470.08 100.00 \$ | 4,470.08 |
| Driveway 7" Concrete Approach | 9'x12.7' | 7.77 | 114.30 x Sq Ft | = \$ | 888.11 100.00 \$ | 888.11 |
| Total: | | | | | \$ | 5,358.19 |
| 517-0312-000 | 2872 S 86 ST | Nicholas D Schafer & Lauren D Schafer | | | Residential | 140 |
| Street New Concrete Construction | | 103.69 | 43.11 x Lin Ft | = \$ | 4,470.08 100.00 \$ | 4,470.08 |
| Driveway 7" Concrete Approach | 9'x12.5' | 7.77 | 112.50 x Sq Ft | = \$ | 874.13 100.00 \$ | 874.13 |
| Total: | | | | | \$ | 5,344.21 |
| 517-0311-000 | 2876 S 86 ST | Diane C Braden | | | Residential | 150 |
| Street New Concrete Construction | | 103.69 | 44.61 x Lin Ft | = \$ | 4,625.61 100.00 \$ | 4,625.61 |
| Street New Concrete Construction | | 103.69 | 7.00 x Lin Ft | = \$ | 725.83 0.00 \$ | 0.00 |
| Total: | | | | | \$ | 4,625.61 |

Reduction Code Under 25 Yrs (Free)
Wrap onto S. Osage



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | | | | | | | | |
|--------------|----------------------------------|--------------------------------------|--------|--------|---|--------|---|----|-----------|--------|----|-------------|-------------|
| 517-0285-000 | 8601 W CLEVELAND AVE | Michael Smith & Barbara Smith | 103.69 | 150.00 | x | Lin Ft | = | \$ | 15,553.50 | 40.00 | \$ | Residential | 160 |
| | Street New Concrete Construction | | | | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 209.70 | x | Sq Ft | = | \$ | 1,629.37 | 100.00 | \$ | | 1,629.37 |
| | 9'x23.3' | | | | | | | | | | | | |
| | | | | | | | | | | | | Total: | \$ 7,850.77 |
| 517-0304-000 | 8604 W MONTANA AVE | Jillian E Dretzka | 103.69 | 150.00 | x | Lin Ft | = | \$ | 15,553.50 | 40.00 | \$ | Residential | 170 |
| | Street New Concrete Construction | | | | | | | | | | | | 6,221.40 |
| | Reduction Code Longside | | | | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 181.80 | x | Sq Ft | = | \$ | 1,412.59 | 100.00 | \$ | | 1,412.59 |
| | 9'x20.2' | | | | | | | | | | | | |
| | | | | | | | | | | | | Total: | \$ 7,633.99 |
| 517-0267-000 | 8601 W MONTANA AVE | Patrick Klasen & Krista Klasen | 103.69 | 132.00 | x | Lin Ft | = | \$ | 13,687.08 | 40.00 | \$ | Residential | 180 |
| | Street New Concrete Construction | | | | | | | | | | | | 5,474.83 |
| | Reduction Code Longside | | | | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 131.40 | x | Sq Ft | = | \$ | 1,020.98 | 100.00 | \$ | | 1,020.98 |
| | 9'x14.6' | | | | | | | | | | | | |
| | | | | | | | | | | | | Total: | \$ 6,495.81 |
| 517-0284-000 | 8606 W BOONE AVE | Prentise C Slaughter | 103.69 | 118.00 | x | Lin Ft | = | \$ | 12,235.42 | 40.00 | \$ | Residential | 190 |
| | Street New Concrete Construction | | | | | | | | | | | | 4,894.17 |
| | Reduction Code Longside | | | | | | | | | | | | |
| | Driveway 7" Concrete Approach | | 7.77 | 209.70 | x | Sq Ft | = | \$ | 1,629.37 | 100.00 | \$ | | 1,629.37 |
| | 9'x23.3' | | | | | | | | | | | | |
| | | | | | | | | | | | | Total: | \$ 6,523.54 |
| 517-0248-000 | 2847 S 86 ST | Jon K Buchmann & Julianne M Buchmann | 103.69 | 76.00 | x | Lin Ft | = | \$ | 7,880.44 | 100.00 | \$ | Residential | 200 |
| | Street New Concrete Construction | | | | | | | | | | | | 7,880.44 |
| | | | | | | | | | | | | Total: | \$ 7,880.44 |



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

| | | | | | | | |
|----------------------------------|--|--------------------|-----------------|------|-----------|-------------|-------------|
| 517-0266-000 | 2853 S 86 ST | Dennis A Retterath | | | | Residential | 210 |
| Street New Concrete Construction | | 103.69 | 113.61 x Lin Ft | = \$ | 11,780.22 | 75.00 \$ | 8,835.17 |
| | Reduction Code Rectangularized | | | | | | |
| | 113.61 + 56' @ 80' = 169.61' / 2 = 84.81' / 113.61' = 75%R | | | | | | |
| Driveway 7" Concrete Approach | | 7.77 | 138.60 x Sq Ft | = \$ | 1,076.92 | 100.00 \$ | 1,076.92 |
| | 9'x15.4' | | | | | | |
| Total: | | | | | | | \$ 9,912.09 |
| 517-0265-000 | 2875 S 86 ST | Susan Michalski | | | | Residential | 220 |
| Street New Concrete Construction | | 103.69 | 79.98 x Lin Ft | = \$ | 8,293.13 | 85.00 \$ | 7,049.16 |
| | Reduction Code Rectangularized | | | | | | |
| | 79.98' = 56' @ 80' = 135.98' / 2 = 67.99' / 79.98' = 85%R | | | | | | |
| Driveway 7" Concrete Approach | | 7.77 | 175.50 x Sq Ft | = \$ | 1,363.63 | 100.00 \$ | 1,363.63 |
| | 9'x19.5' | | | | | | |
| Total: | | | | | | | \$ 8,412.79 |

Property Type Summary

22 Residential



City of West Allis Engineering Department
Project Details P1930S

S. 86 St. from W. Cleveland Ave. to S. Osage Ave.

Item Summary

| | Total Quantity | Gross Total | Net Total |
|---------------------------|----------------|--------------|--------------|
| Driveway | | | |
| 7" Concrete Approach | 2,801.70 | \$21,769.20 | \$21,769.20 |
| Residential | Sq Ft | \$21,769.20 | \$21,769.20 |
| Street | | | |
| New Concrete Construction | 1,754.35 | \$181,908.57 | \$124,111.82 |
| Residential | Lin Ft | \$181,908.57 | \$124,111.82 |
| Grand Totals | | \$203,677.77 | \$145,881.02 |



City of West Allis Engineering Department Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

Property Assessments

| | | | | | | |
|---|------------------|-------------------------------------|----------------|------|-----------------|-------------|
| 517-0043-000 | 8601 W DAKOTA ST | Yettzel O Gomez Sandoval | | | Residential | 10 |
| Street New Concrete Construction | | 103.69 | 50.98 x Lin Ft | = \$ | 5,286.12 100.00 | \$ 5,286.12 |
| Street New Concrete Construction | | 103.69 | 7.00 x Lin Ft | = \$ | 725.83 0.00 | \$ 0.00 |
| Reduction Code Under 25 Yrs (Free) Wrap onto S. Osage. | | | | | | |
| Total: | | | | | \$ | 5,286.12 |
| 517-0044-000 | 8611 W DAKOTA ST | Richard C Bilitz & Debra Bilitz | | | Residential | 20 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 | \$ 5,184.50 |
| Driveway 7" Concrete Approach | 9'x14' | 7.77 | 126.00 x Sq Ft | = \$ | 979.02 100.00 | \$ 979.02 |
| Total: | | | | | \$ | 6,163.52 |
| 517-0045-000 | 8617 W DAKOTA ST | Kenneth Hill | | | Residential | 30 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 | \$ 5,184.50 |
| Driveway 7" Concrete Approach | 9'x14' | 7.77 | 126.00 x Sq Ft | = \$ | 979.02 100.00 | \$ 979.02 |
| Total: | | | | | \$ | 6,163.52 |
| 517-0046-000 | 8625 W DAKOTA ST | Jane E Draeger | | | Residential | 40 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 | \$ 5,184.50 |
| Driveway 7" Concrete Approach | 9'x12.2' | 7.77 | 109.80 x Sq Ft | = \$ | 853.15 100.00 | \$ 853.15 |
| Total: | | | | | \$ | 6,037.65 |
| 517-0047-000 | 8631 W DAKOTA ST | Jeffrey R Minerley & Lea D Minerley | | | Residential | 50 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 | \$ 5,184.50 |
| Driveway 7" Concrete Approach | 9'x14.4' | 7.77 | 129.60 x Sq Ft | = \$ | 1,006.99 100.00 | \$ 1,006.99 |
| Total: | | | | | \$ | 6,191.49 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | | | | |
|----------------------------------|------------------|--|----------------|-------------|--------------------|----------|
| 517-0048-000 | 8637 W DAKOTA ST | Tyler Banach | | Residential | | 60 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 113.40 x Sq Ft | = \$ | 881.12 100.00 \$ | 881.12 |
| | 9'x12.6' | Total: | | | \$ | 6,065.62 |
| 517-0049-000 | 8705 W DAKOTA ST | Nicholas J Giovannetti & Jayme M Giovannetti | | Residential | | 70 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ | 5,184.50 100.00 \$ | 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 134.10 x Sq Ft | = \$ | 1,041.96 100.00 \$ | 1,041.96 |
| | 9'x14.9' | Total: | | | \$ | 6,226.46 |
| 517-0050-000 | 8711 W DAKOTA ST | Robert C Otto, Jr & Beth A Otto | | Residential | | 80 |
| Street New Concrete Construction | | 103.69 | 53.00 x Lin Ft | = \$ | 5,495.57 100.00 \$ | 5,495.57 |
| Driveway 7" Concrete Approach | | 7.77 | 124.20 x Sq Ft | = \$ | 965.03 100.00 \$ | 965.03 |
| | 9'x13.8' | Total: | | | \$ | 6,460.60 |
| 517-0051-000 | 8719 W DAKOTA ST | Jack P Hansen & Virginia C Hansen | | Residential | | 90 |
| Street New Concrete Construction | | 103.69 | 53.00 x Lin Ft | = \$ | 5,495.57 100.00 \$ | 5,495.57 |
| Driveway 7" Concrete Approach | | 7.77 | 149.40 x Sq Ft | = \$ | 1,160.84 100.00 \$ | 1,160.84 |
| | 9'x16.6' | Total: | | | \$ | 6,656.41 |
| 517-0052-000 | 8727 W DAKOTA ST | Jane M Czarnecki | | Residential | | 100 |
| Street New Concrete Construction | | 103.69 | 53.52 x Lin Ft | = \$ | 5,549.49 100.00 \$ | 5,549.49 |
| Driveway 7" Concrete Approach | | 7.77 | 128.70 x Sq Ft | = \$ | 1,000.00 100.00 \$ | 1,000.00 |
| | 9'x14.3' | Total: | | | \$ | 6,549.49 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | |
|----------------------------------|--------------------|----------------------------------|--------------------|
| 517-0037-000 | 2900 S ORLEANS AVE | Elliott J Hill & Jennifer J Hill | 110 |
| Street New Concrete Construction | 103.69 | 125.37 x Lin Ft | Residential |
| Reduction Code Longside | | = \$ | 12,999.62 40.00 \$ |
| Driveway 7" Concrete Approach | 7.77 | 176.00 x Sq Ft | |
| 8'x22' | | = \$ | 1,367.52 100.00 \$ |
| | | | 1,367.52 |
| | | Total: | \$ 6,567.37 |
| 517-0264-000 | 8602 W DAKOTA ST | Andrew J Nawrocki | 120 |
| Street New Concrete Construction | 103.69 | 52.00 x Lin Ft | Residential |
| Driveway 7" Concrete Approach | 7.77 | 108.00 x Sq Ft | |
| 9'x12' | | = \$ | 5,391.88 100.00 \$ |
| | | = \$ | 839.16 100.00 \$ |
| | | | 839.16 |
| | | Total: | \$ 6,231.04 |
| 517-0263-000 | 8608 W DAKOTA ST | Kelly M Anderson | 130 |
| Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | Residential |
| Driveway 7" Concrete Approach | 7.77 | 106.20 x Sq Ft | |
| 9'x11.8' | | = \$ | 5,184.50 100.00 \$ |
| | | = \$ | 825.17 100.00 \$ |
| | | | 825.17 |
| | | Total: | \$ 6,009.67 |
| 517-0262-000 | 8612 W DAKOTA ST | Stephen A Thode | 140 |
| Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | Residential |
| Driveway 7" Concrete Approach | 7.77 | 117.90 x Sq Ft | |
| 9'x13.1' | | = \$ | 5,184.50 100.00 \$ |
| | | = \$ | 916.08 100.00 \$ |
| | | | 916.08 |
| | | Total: | \$ 6,100.58 |
| 517-0261-000 | 8616 W DAKOTA ST | Patrick Wolf | 150 |
| Street New Concrete Construction | 103.69 | 50.00 x Lin Ft | Residential |
| Driveway 7" Concrete Approach | 7.77 | 106.20 x Sq Ft | |
| 9'x11.8' | | = \$ | 5,184.50 100.00 \$ |
| | | = \$ | 825.17 100.00 \$ |
| | | | 825.17 |
| | | Total: | \$ 6,009.67 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | | |
|----------------------------------|--|-------------------------------------|----------------|----------------------------------|
| 517-0260-000 | 8624 W DAKOTA ST | Charles H Heinen | Residential | 160 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 134.10 x Sq Ft | = \$ 1,041.96 100.00 \$ 1,041.96 |
| | 9'x14.9' | | | |
| | | Total: | \$ | 6,226.46 |
| 517-0259-000 | 8630 W DAKOTA ST | Amanda A Pingel | Residential | 170 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 129.60 x Sq Ft | = \$ 1,006.99 100.00 \$ 1,006.99 |
| | 9'x14.4' | | | |
| | | Total: | \$ | 6,191.49 |
| 517-0258-000 | 8638 W DAKOTA ST | Tracy Ann Truchan | Residential | 180 |
| Street New Concrete Construction | | 103.69 | 50.00 x Lin Ft | = \$ 5,184.50 100.00 \$ 5,184.50 |
| Driveway 7" Concrete Approach | | 7.77 | 118.80 x Sq Ft | = \$ 923.08 100.00 \$ 923.08 |
| | 9'x13.2' | | | |
| | | Total: | \$ | 6,107.58 |
| 517-0257-000 | 8706 W DAKOTA ST | Timmie Jo Brown & Michael S Shumway | Residential | 190 |
| Street New Concrete Construction | | 103.69 | 73.00 x Lin Ft | = \$ 7,569.37 88.00 \$ 6,661.05 |
| | Reduction Code Rectangularized | | | |
| | 73' + 55.66' @ 80' = 128.66' / 2 = 64.33' / 73' = 88%R | | | |
| Driveway 7" Concrete Approach | | 7.77 | 145.80 x Sq Ft | = \$ 1,132.87 100.00 \$ 1,132.87 |
| | 9'x16.2' | | | |
| | | Total: | \$ | 7,793.92 |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

| | | | | | | | |
|--|--------------------|--------------------------------------|-----------------|--------|-----------|-------------|----------|
| 517-0256-000 | 8714 W DAKOTA ST | Mark V Danner, III & Brenda S Danner | | | | Residential | 200 |
| Street New Concrete Construction | | 103.69 | 98.12 x Lin Ft | = \$ | 10,174.06 | \$ 83.00 | 8,444.47 |
| Reduction Code Rectangularized | | | | | | | |
| 98.12' + 63.94' @ 80' = 162.06' / 2 = 81.03' / 98.12' = 83%R | | | | | | | |
| Driveway 7" Concrete Approach | | 7.77 | 141.30 x Sq Ft | = \$ | 1,097.90 | \$ 100.00 | 1,097.90 |
| 9'x15.7' | | | | | | | |
| | | | | Total: | \$ | 9,542.37 | |
| 517-0239-000 | 2884 S ORLEANS AVE | Scott A Weil | | | | Residential | 210 |
| Street New Concrete Construction | | 103.69 | 126.82 x Lin Ft | = \$ | 13,149.97 | \$ 40.00 | 5,259.99 |
| Reduction Code Longside | | | | | | | |
| Driveway 7" Concrete Approach | | 7.77 | 173.70 x Sq Ft | = \$ | 1,349.65 | \$ 100.00 | 1,349.65 |
| 9'x19.3' | | | | | | | |
| | | | | Total: | \$ | 6,609.64 | |
| Property Type Summary | | | | | | | |
| 21 | Residential | | | | | | |



City of West Allis Engineering Department
Project Details P1931S

S. Dakota St. from S. Osage Ave. to S. Orleans Ave.

Item Summary

| | Total Quantity | Gross Total | Net Total |
|---------------------------|-----------------|--------------|--------------|
| Driveway | | | |
| 7" Concrete Approach | | | |
| Residential | 2,598.80 Sq Ft | \$20,192.68 | \$20,192.68 |
| | | \$20,192.68 | \$20,192.68 |
| Street | | | |
| New Concrete Construction | | | |
| Residential | 1,292.81 Lin Ft | \$134,051.48 | \$114,997.99 |
| | | \$134,051.48 | \$114,997.99 |
| Grand Totals | | \$154,244.16 | \$135,190.67 |

From: [Janel Lemanske](#)
To: [Dan Devine](#); [Alderpersons](#); [Dave Wepking](#); [Peter Daniels](#)
Subject: FW: New street
Date: Tuesday, February 9, 2021 8:14:57 AM

-----Original Message-----

From: Rebecca Grill
Sent: Monday, February 8, 2021 5:30 PM
To: Peter Daniels; Janel Lemanske
Subject: FW: New street

Rebecca Grill, CPM, CMC, MBA
City Administrator/Clerk
City of West Allis
7525 W. Greenfield Ave. | West Allis, WI 53214
Office: 414-302-8294 | Dept: 414-302-8292
thatswhywestallis.com

-----Original Message-----

From: Diane Braden <diane@pten.com>
Sent: Friday, February 5, 2021 9:44 AM
To: city <city@westalliswi.gov>
Subject: New street

Hello!

I received your letter regarding the new paving project slated for 86th & Dakota. Let me start by stating that I'm totally onboard with this project because the street definitely needs it, but could we please get some additional stop signs posted on this corner? I'd love speed bumps but I hate to see the price tag for this project increase drastically, so a 3 way stop would be a nice compromise. As it stands right now, with no stop signs, it's a straight shot from Montana to Orleans and cars just FLY down the street. Once it's newly paved, I fear it will be a drag way.

I'm not sure if you realize this, but people often use 86th street/ Osage Av as a "shortcut" for avoiding the stop lights on 84th and Cleveland and/or 84th & Beloit. There are several young families moving in here along with many, many dogs and one of these days, someone's going to get hit. There's also a school on the corner of Beloit & Osage with additional traffic buzzing around. I'd appreciate your taking this into consideration as you're finalizing your plans for this construction, and welcome any feedback.

Thanks so much!

Diane

ps I can also submit video if you need proof of local race car drivers.

**CITY OF WEST ALLIS
RESOLUTION R-2021-0086**

**FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENT BY NEW
CONCRETE CONSTRUCTION WITH MISCELLANEOUS WALK, NEW
DRIVEWAY APPROACHES, STORM SEWER, STORM SEWER RELAY,
SANITARY SEWER RELAY, WATER MAIN RELAY, BUILDING SERVICES,
UTILITY ADJUSTMENTS AND STORM UNDERDRAIN IN S. 86 ST. FROM W.
CLEVELAND AVE. TO S. OSAGE AVE. AND S. DAKOTA ST. FROM S. OSAGE
AVE. TO S. ORLEANS AVE. AND LEVYING SPECIAL ASSESSMENTS AGAINST
BENEFITED PROPERTIES**

WHEREAS, Public necessity requires the improvement of certain streets as hereinafter described; and,

WHEREAS, The Common Council has received final plans and specifications for such proposed improvements; and,

WHEREAS, A hearing has been conducted pursuant to Sec. 66.0703(7) of the Wisconsin Statutes; and,

WHEREAS, The Common Council finds that each property against which the assessments are proposed is benefited by the improvement.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis as follows:

1. That the final plans and specifications heretofore submitted for the improvement of S. 86 St. from W. Cleveland Ave. to S. Osage Ave. and S. Dakota St. from S. Osage Ave. to S. Orleans Ave. (Plan File No. SP-1254, SP-1255), by new concrete construction with miscellaneous walk, new driveway approaches, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain be and the same are hereby approved and adopted.
2. That the Board of Public Works be and is hereby authorized and directed to cause said streets to be improved in accordance with the plans and specifications, and it is directed to advertise in the official paper for sealed proposals for all work necessary to be done with the installation of the above described improvements.
3. That such improvements be assessed in accordance with the report of the City Engineer as finally approved, and the due date for payment of such assessments, without interest, is the 30th day following the billing date; and
4. That each property owner be given the opportunity of paying the assessment against his property by one of the following methods:

- a. Payment of entire assessment, or any portion thereof, without interest at any time prior to due date as noted on the billing.
 - b. Payment of the entire assessment with the next tax roll including a 4.0% interest charge from due date to December 31 of the year billed. All assessments of \$100.00 or less will automatically fall under category a or b.
 - c. Payment in five annual installments on the property tax bill including a 4.0% interest charge on each succeeding unpaid principal amount. All assessments between \$100.01 and \$250.00 which are not paid by due date or elected to be paid under plans a or b above will automatically be extended in this manner.
 - d. Payment in ten annual installments on the property tax roll, including a 4.0% interest charge on each succeeding unpaid principal amount. All assessments over \$250.00 which are not paid by due date or elected to be paid under plans a, b or c will automatically be extended in this manner.
5. That if, after election to pay to the City Treasurer by November 1st of the year billed said property owner shall fail to make the payment to the City Treasurer, the City Treasurer's office shall place the said assessment, with interest at the rate of 4.0% per annum as applicable from due date, on the next succeeding tax roll for collection; and,
 6. That if the property owner fails to notify the City Treasurer's office, in writing prior to the due date, of his option, the assessment shall be written in ten annual installments, except that any total assessment or assessment balance of less than \$100.00 against any one property shall be written in one payment, and those between \$100.01 and \$250.00 shall be written in five annual installments; and,
 7. That a certified list of such assessments and assessment installments be given to the City Treasurer's office, and the City Treasurer's office shall inscribe the same on the tax roll as they become due; and,
 8. That property owners may submit duly executed waivers prior to or following the passage of the Final Resolution, approving assessments against their properties and waiving all statutory requirements and proceedings in public work of this nature and agreeing to pay all assessments levied against their properties by reason of the installation of the improvements stated therein, in the same manner and in the same effect as if said statutory requirements relating to said work had been complied with, and such waivers are hereby confirmed and adopted by the Common Council; and,
 9. That the City Clerk is hereby directed to publish this resolution as a Class I Notice in the assessment district.
 10. That the City Engineer's office is further directed to mail a copy of this resolution and upon

completion of the improvement, a statement of the final assessment against his property, to every property owner whose name appears on the assessment roll whose post office address is known or can, with reasonable diligence, be ascertained.

BE IT FURTHER RESOLVED as follows:

1. That with the above installations the existing street grades and widths are hereby being re-established in accordance with Paving Plan Nos. SP-1254 and SP-1255.
2. That the Common Council does hereby exercise the authority contained in sec. 66.0911 of the Wisconsin Statutes, to require the installation of laterals to every property abutting said street where it is felt said services are necessary and that any required assessments be applied as therein provided; and
3. That the plans and specifications for the sanitary sewer and sanitary sewer relay as aforesaid be submitted to the Milwaukee Metropolitan Sewerage District for approval; and
4. That the plans and specifications for the water main relay, sanitary sewer and sanitary sewer relay as aforesaid be submitted to the Department of Natural Resources for approval; and
5. That said work be performed with funding from Bond Funds, Water Utility Funds, Sanitary Sewer Funds, Storm Water Management Funds, and Special Assessments

EngP1930S, P1931S

SECTION 1: **ADOPTION** “R-2021-0086” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2021-0086(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2021-0082**

**RESOLUTION ORDERING PRELIMINARY PLANS AND SPECIFICATIONS
TOGETHER WITH A SCHEDULE OF PROPOSED ASSESSMENTS FOR
IMPROVEMENT OF THE AREA BOUNDED BY EAST CITY LIMITS TO S. 68 ST.
AND W. BURNHAM ST. TO SOUTH CITY LIMITS BY MISCELLANEOUS
SIDEWALK REPAIR**

WHEREAS, It is proposed to improve the sidewalk as hereinafter described.

NOW THEREFORE, BE IT RESOLVED By the Common Council of the City of West Allis:

1. In the judgment of the Common Council it is necessary and in the best interests of the City and the property affected thereby that the area bounded by East City limits to S. 68 St. and W. Burnham St. to South City limits be improved by miscellaneous sidewalk repair.
2. The Common Council declares its intention to exercise its police power under Wisconsin Statutes Chapter 66, Subchapter VII, to levy special assessments upon property for the foregoing municipal purposes. The limits of the proposed assessment district shall be generally the property abutting the sidewalk proposed to be improved.
3. The total amount assessed against each parcel in the assessment district shall be upon a reasonable basis as determined by the Common Council.
4. Assessments may be paid in full or any portion thereof, without interest, not later than 30 days following the billing date, or with applicable interest added on the next tax roll, or in five annual installments, or in ten annual installments, in accordance with Resolution No. 17095.
5. The City Engineer is hereby directed to prepare and file in the City Clerk's office the reports described in Section 66.0703(5) of the Wisconsin Statutes, consisting of:
 - a. Preliminary plans and specifications for said improvements;
 - b. An estimate of the entire cost of the proposed improvements;
 - c. Schedule of proposed assessments.
6. Notice shall be given and a hearing conducted by the Common Council in accordance with the provisions of Section 66.0703(7) of the Wisconsin Statutes.

P2120W

SECTION 1: **ADOPTION** “R-2021-0082” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2021-0082(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



MOTLEY
LEGAL

Afghanistan and United States
Afghan Tel: +93 (0) 788 887 887
Int'l Tel : +1 (704) 765-4887
U.S. Tel : +1 (704) 763-5413
Website : motleylegal.com

February 5, 2021

Wauwatosa Police Department
Chief Barry Weber
1700 N 116th Street
Wauwatosa, WI 53226

City of Wauwatosa
Mayor Dennis McBride
7725 W. North Avenue
Wauwatosa, WI 53213

City of Wauwatosa
Attorney George Schimmel
7725 W. North Avenue
Wauwatosa, WI 53226

Cindi Dulaney
Interim City Clerk
7725 West North Avenue
Wauwatosa, WI 53213

West Allis Police
Chief Patrick Mitchell
11301 W. Lincoln Ave.
West Allis, WI 53227

Wauwatosa Police Department
Lt. Jeffrey Farina
1700 N 116th Street
Wauwatosa, WI 53226

Re: Notice of claims for Tahudah Cole

Dear Parties,

I write on behalf of our client, Tahudah Cole, an adult individual who resides at 4876 N 24th PI Milwaukee, WI 53209 and County of Milwaukee, pursuant to Wisconsin Statute § 893.80 to provide notice of state law claims that claimant has against the City of Wauwatosa, the Wauwatosa Police Department, the Waukesha Police Department, and as-yet unknown employees or former employees of the City of Wauwatosa, the Wauwatosa Police Department, and the Waukesha Police Department.

My client may be contacted through her attorney (Kimberley Motley) at the following address:

Motley Legal Services
P.O. Box 1433
Matthews, North Carolina 28106
Office : (704) 765-4887
Mobile : (704) 763-5413
Fax : (704) 582-6229
kmotley@motleylegal.com



Factual Background:

· Following the George Floyd killing in Minneapolis on May 25, 2020, Wauwatosa (along with other cities across the country), began to experience protests calling for police reform. On Sunday, August 23, 2020, Jacob Blake was attacked by an officer of the Kenosha Police Department (“KPD”). The events of Mr. Blake’s attack were captured on video by a bystander and have renewed our national debate on systematic racism and police brutality directed at Black Americans. Mr. Blake was transported to a local hospital, where he underwent multiple surgeries. He remains paralyzed.

On February 2, 2020 former Wauwatosa Police Department (“WPD”) Officer Joseph Mensah shot and killed 17-year-old Alvin Cole at Mayfair Mall. Alvin Cole was the third person killed by Mensah in a five-year time period. The prior two persons Jay Anderson, Jr. was killed on June 23, 2016 and Antonio Gonzales killed on July 15, 2015 all occurred while Mensah was an officer with the WPD. From February 2, 2020 through October 7, 2020 the Milwaukee County District Attorney was investigating the death of Alvin Cole.

On September 30, 2020, in anticipation of protests arising out of the announcement from Milwaukee County District Attorney’s Officer regarding the shooting of Alvin Cole by Joseph Mensah, Mayor McBride signed a “Proclamation of Emergency” for the City of Wauwatosa. McBride reasoned that there would be protests on the basis of the experiences in Kenosha, Wisconsin and Louisville, Kentucky. There was no emergency in Wauwatosa and McBride did not provide any specific concrete evidence that there would be civil unrest in Wauwatosa during the dates listed in the Emergency Proclamation. He appeared to base his decision on an unsubstantiated belief that there would be unrest. McBride, in unilaterally declaring the Proclamation of Emergency and then failing to bring the proclamation of emergency to the first available meeting with the Common Council on October 6, 2020 invalidated the curfew. The curfew enacted restricted “pedestrian and vehicular traffic on Wauwatosa streets” from 7pm to 6am, to commence on October 7 and continue to October 12, 2020.

The Wauwatosa Common Council, the local governing body for the City of Wauwatosa, met on October 6, 2020. The Proclamation and curfew was not discussed nor taken up on official business. At this point, the Common Council was not aware of the Proclamation or pending curfew. Chief Weber knew that McBride did not inform the Common Council and Weber is legally required to not follow unlawful orders. Despite that, we believe Chief Weber relied on the Emergency Proclamation in requesting the assistance of at least fifteen other law enforcement agencies, the U.S. Marshalls, and the FBI. McBride announced the Proclamation to the public on October 7, 2020 – which also was the first time that Wauwatosa’s Common Council became aware of it. Over the following days, approximately 70 individuals were arrested under this curfew. When the Proclamation was brought up in a Special Meeting called by the Mayor and City Attorney Alan Kesner on October 13, 2020, the Common Council refused to ratify the Mayor’s declaration.

It should be noted that claimant was arrested by Lt. Jeffrey Farina. After claimant was arrested Tahudah Cole was brought to West Allis Police Station which is under the authority of Chief Patrick Mitchell for a noncriminal municipal ticket of Violation of an Emergency Order.

After arriving at the police station claimant was made to talk to the FBI at West Allis Police Station despite a complete lack of probable cause that they had committed any state or federal crimes, and they were ultimately given an unlawful ticket by Lt. Jeffrey Farina for Violation of an Emergency Order pursuant to Wauwatosa's Municipal Code 7.02.010.50 in the amount of \$1,321, to which the City Attorney George Schimmel brought the matter to Wauwatosa Municipal Court on December 10, 2020. This Wauwatosa Municipal Ordinance was adopted pursuant to Wis. Stat. 323.28 in which the MAXIMUM forfeiture statutorily allowed is \$200. Despite this fact, the City of Wauwatosa through its legal representative Attorney George Schimmel, is still prosecuting the unlawful tickets in the amount of \$1,321 more than an unlawful 600% marked up and to date had refused to dismiss claimants ticket.

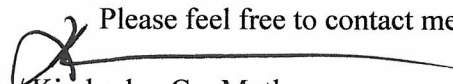
Claims:

Claimants allege multiple state law claims against the City of Wauwatosa, the Police Chief, and as-yet unknown employees or former employees of the Wauwatosa Police Department and the city of Wauwatosa who were involved in the events resulting in my client being harassed, ticketed, and arrested. We believe that the respondents were negligent in their actions, had negligent supervision and training, negligent and intentional infliction of emotional distress, battery, *respondeat superior*, indemnification, and conspiracy to commit the claims provided.

In addition to these state law claims for which notice may be required, Claimants allege federal claims for which notice is not required.

Itemized Damages:

Claimant requests \$2,000,000 as compensation, for her actual damages as well as her physical and mental injuries. She has suffered significant damages due to the intentional acts and negligence of the City, the Police Chief, and as-yet unknown employees or former employees of the City of Wauwatosa and the Wauwatosa Police Department. Claimant has suffered significant pain and suffering, loss of income, reputation, and future earnings, and other damages to be determined.

 Please feel free to contact me if you have any questions or concerns.

s/ Kimberley Cy. Motley
State Bar No.: 1047193
2206 Bonnie Butler Way
Charlotte, North Carolina 28270
Email : kmotley@motleylegal.com
Telephone : (704) 763-5413

ATTORNEY FOR TAHUDAH COLE



CLAIMANT CONTACT INFORMATION

Name: Demetria Chaney Phone: 616-516-9798
Address: 1216 S. 103rd ST Email: dd49546@gmail.com
West Allis WI 53214

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 1/28/2021 Time of day: MORNING before 9am
Location: 2162 S. 102nd ST GRANT COURT Apt.

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Demetria Chaney

Date: 1/31/2021

CLAIM AMOUNT

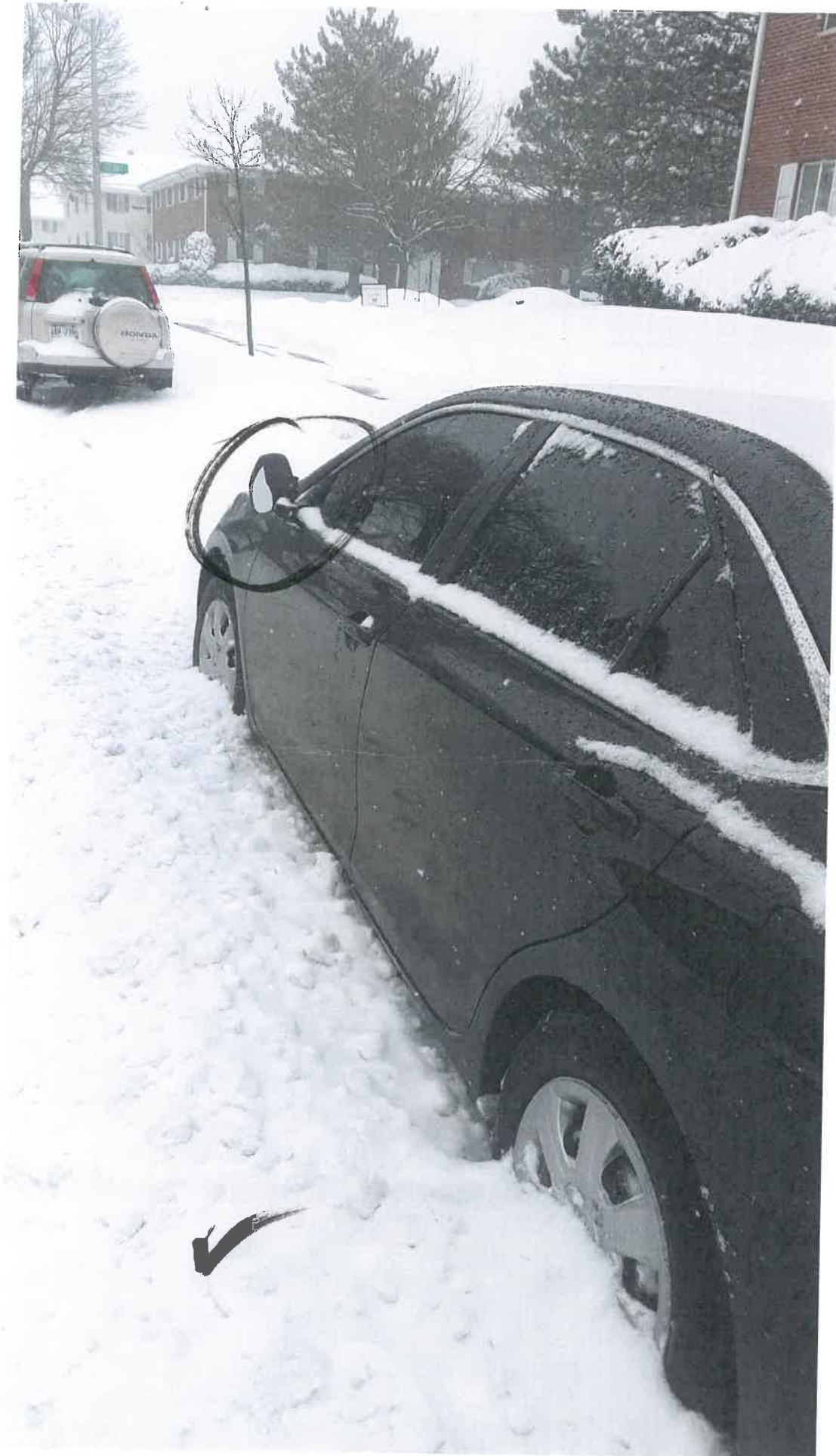
To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 352.98

SAVE

PRINT





CALIBER COLLISION

CALIBER - WEST ALLIS

RESTORING THE RHYTHM OF YOUR LIFE
1434 SOUTH 113TH STREET, WEST ALLIS, WI
53214

Phone: (414) 607-8810

FAX: (414) 607-8830

Workfile ID:

Federal ID:

Federal EPA:

67663614

33-0730794

WIR000108381

Preliminary Estimate

Customer: CHANEY, DEMETERIA

Written By: Shannon Mikolajczyk

Insured: CHANEY, DEMETERIA

Type of Loss:

Point of Impact:

Policy #:

Date of Loss:

Claim #:

Days to Repair: 0

Owner:

CHANEY, DEMETERIA

(616) 516-9790 Cell

Inspection Location:

CALIBER - WEST ALLIS

1434 SOUTH 113TH STREET

WEST ALLIS, WI 53214

Repair Facility

(414) 607-8810 Business

Insurance Company:

CUSTOMER PAY

VEHICLE

2015 TOYO Camry LE Automatic 4D SED 4-2.5L Gasoline Sequential MPI BLUE

VIN:

License:

State:

Interior Color:

Exterior Color: BLUE

Production Date:

Mileage In:

Mileage Out:

Condition:

Vehicle Out:

Job #:

TRANSMISSION

Automatic Transmission

POWER

Power Steering

Power Brakes

Power Windows

Power Locks

Power Mirrors

Heated Mirrors

Power Driver Seat

DECOR

Dual Mirrors

Tinted Glass

Console/Storage

Overhead Console

Wood Interior Trim

CONVENIENCE

Air Conditioning

Intermittent Wipers

Tilt Wheel

Cruise Control

Rear Defogger

Keyless Entry

Steering Wheel Touch Controls

Telescopic Wheel

Backup Camera

RADIO

AM Radio

FM Radio

Stereo

Search/Seek

CD Player

Auxiliary Audio Connection

SAFETY

Drivers Side Air Bag

Passenger Air Bag

Anti-Lock Brakes (4)

4 Wheel Disc Brakes

Front Side Impact Air Bags

Head/Curtain Air Bags

Hands Free Device

Rear Side Impact Air Bags

SEATS

Cloth Seats

Bucket Seats

WHEELS

Wheel Covers

PAINT

Clear Coat Paint

OTHER

Traction Control

Stability Control

California Emissions

Power Trunk/Liftgate

Preliminary Estimate

Customer: CHANEY, DEMETERIA

2015 TOYO Camry LE Automatic 4D SED 4-2.5L Gasoline Sequential MPI BLUE

| Line | Oper | Description | Part Number | Qty | Extended Price \$ | Labor | Paint |
|------------------|--------|-----------------------------------|--------------|-----|-------------------|------------|------------|
| 1 | | FRONT DOOR | | | | | |
| 2 | Repl | LT Mirror base w/o blind spot mnt | 8790606040 | 1 | 121.97 | 0.4 | |
| 3 | R&I | LT R&I trim panel | | | | 0.6 | |
| 4 | * Repl | LT Mirror cover blue crush | 8794506060J2 | 1 | 49.30 | Incl. | 0.0 |
| SUBTOTALS | | | | | 171.27 | 1.0 | 0.0 |

ESTIMATE TOTALS

| Category | Basis | Rate | Cost \$ |
|----------------------|-------------|--------------|---------------|
| Parts | | | 171.27 |
| Body Labor | 1.0 hrs @ | \$ 63.00 /hr | 63.00 |
| Subtotal | | | 234.27 |
| Sales Tax | \$ 234.27 @ | 5.5000 % | 12.88 |
| Grand Total | | | 247.15 |
| Deductible | | | 0.00 |
| CUSTOMER PAY | | | 0.00 |
| INSURANCE PAY | | | 247.15 |

Caliber Collision is the industry leader in providing the best service to people just like you back on the road. We are committed to ensuring we do everything possible to get your vehicle back in the shop as quickly as possible.

Personalized, high quality service.
Consistently ranked among the best in the industry.
Approved by every major insurance company.
Expedited car rental and transportation services.
Repair work backed by a 24/7/365 customer service team.

With glass -
\$320.00

Our highest purpose has been to get you back on the road and back into the rhythm of your life. You can be back on the road in no time.

any in the U.S.
the industry.

ain in no time.
ation.
se.

repairs needed once the
al damage.

a copy. Properly endorsed
Caliber Collision gladly accepts all
acceptance of personal checks.

This is a preliminary estimate based on the information provided. Once the vehicle is taken apart by our I-CAR certified technicians, we will provide a final estimate.

If an insurance company has written you off, we can help you get your vehicle back on the road. Insurance company checks are welcome. We also accept major credit cards, debit cards, cash, and travelers checks. See your Caliber Collision center for details on acceptance of personal checks.

Before leaving your vehicle with us, please remove all important personal and valuable items from your vehicle. Caliber Collision is not responsible for belongings left in your vehicle.

Please let us know how we can be of further assistance, and when we can schedule an appointment for your vehicle to be repaired.

Preliminary Estimate

Customer: CHANEY, DEMETERIA

2015 TOYO Camry LE Automatic 4D SED 4-2.5L Gasoline Sequential MPI BLUE

Caliber Collision - Restoring The Rhythm Of Your Life?

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MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARM8526, CCC Data Date 01/18/2021, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinishing operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2021 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

Preliminary Estimate

Customer: CHANEY, DEMETERIA

2015 TOYO Camry LE Automatic 4D SED 4-2.5L Gasoline Sequential MPI BLUE

CCC ONE Estimating - A product of CCC Information Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Preliminary Estimate

Customer: CHANEY, DEMETERIA

2015 TOYO Camry LE Automatic 4D SED 4-2.5L Gasoline Sequential MPI BLUE

PARTS SUPPLIER LIST

| Line | Supplier | Description | Price |
|------|---|--|-----------|
| 2 | Wilde Toyota 32252 S. 108th St. West Allis WI 53227 | #8790606040 LT Mirror base w/o blind spot mntr Quote: 798413375 Expires: 02/25/21 | \$ 121.97 |
| 4 | Wilde Toyota 32252 S. 108th St. West Allis WI 53227 | #8794506060J2 LT Mirror cover blue crush Quote: 798413334 Expires: 02/25/21 | \$ 49.30 |

WILDE TOYOTA

3225 S. 108th St.
WEST ALLIS, WI 53227
(414) 545-8010



Multipoint Inspection

| | | | |
|----------|-------------------------------------|--------------------------|--|
| Exterior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Horn operation |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Head lights / tail lights / turn signals / brake lights / hazard warning lights / exterior lamps |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windshield wiper and washer operation |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windshield glass |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fuel tank cap gasket |

| | | | |
|------------|-------------------------------------|--------------------------|---|
| Under Hood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Air filter |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Battery condition (cables / clamps / corrosion) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Battery state of health |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cooling system (leaks) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hoses (cracks / damage / leaks) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drive belts (cracks / damage / wear) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Radiator core / air condition condenser (if equipped) |

| | | | |
|----------|-------------------------------------|--------------------------|---|
| Interior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dome light / amp light / dimmer combination meter |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cabin air filter |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking brake operation |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Check installation of driver's floor mat |
| Fluids | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cleaned HV battery cooling intake filter - inspect every 5k, clean every 20k (<input type="checkbox"/> Not Applicable) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Filled (Oil level on arrival) |

| | | | |
|--------|-------------------------------------|--------------------------|-------------------------------------|
| Fluids | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windshield Washer |
| | <input type="checkbox"/> | <input type="checkbox"/> | Coolant (____ degree of protection) |
| | <input type="checkbox"/> | <input type="checkbox"/> | Power steering (if equipped) |
| | <input type="checkbox"/> | <input type="checkbox"/> | Brake reservoir |
| | <input type="checkbox"/> | <input type="checkbox"/> | Clutch reservoir (if equipped) |
| | <input type="checkbox"/> | <input type="checkbox"/> | Transmission / transaxle |
| | <input type="checkbox"/> | <input type="checkbox"/> | Differential (if equipped) |
| | <input type="checkbox"/> | <input type="checkbox"/> | Transfer case (4WD models) |

| | | | | |
|------------------------------|---|-----------------|-----------------|------------------------|
| Tires | Factory Specs (P.S.I.) F _____ R _____ Spare _____ | | | |
| | Tire pressure P.S.I. checked / adjusted to: | | | |
| | LF <u>33</u> | RF _____ | LR _____ | RR _____ |
| | Spare _____ / _____ <input type="checkbox"/> Spare not checked/adjusted | | | |
| | Tread depth: | | | |
| | LF <u>S</u> /32 | RF <u>S</u> /32 | LR <u>S</u> /32 | RR <u>S</u> /32 |
| Tire damage / abnormal wear: | | | | |
| LF | RF | LR | RR | Spare |
| Rims / wheels / lug nuts: | | | | |
| LF | RF | LR | RR | |
| Tires Rotated | | | | Torque Spec: <u>80</u> |

| | | | |
|---------------|-------------------------------------|--------------------------|---|
| Under Vehicle | <input type="checkbox"/> | <input type="checkbox"/> | Propeller / driveshaft (damage / leaks / U-joints) |
| | <input type="checkbox"/> | <input type="checkbox"/> | Drive / CV shaft (damage / leaks / boots) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Axle hub & bearing (damage / leaks / noise) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steering linkage (damage / leaks / worn components) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Suspension (damage / leaks / worn components) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fluid leaks (engine / transmission / differential) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exhaust system (damage / leaks / corrosion) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fuel lines & connections / fuel tank bands / fuel tank vapor vent system hoses (damage / leaks / corrosion) |

| | | | | |
|--------|--|--------------------------|----------------|----------------|
| Brakes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brake lining: | |
| | LF <u>6</u> mm | RF <u>6</u> mm | LR <u>7</u> mm | RR <u>7</u> mm |
| | | | | |
| | <input type="checkbox"/> Brake lines / hoses / parking brake cable <input checked="" type="checkbox"/> Discs / drums / calipers / wheel cylinders | | | |

Recommendations/Comments \$ 352.98 + TAX Since when LF oil cover w/ labor

Technician Team: _____

☒ Checked and OK at this time ☐ May require future attention ☐ Requires immediate attention



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

| County Name Milwaukee | | County Code Number 40 | | Report for Month/Year January, 2021 | |
|--|------------------------|--------------------------------------|----------------------------|--|--|
| Municipal Name West Allis Municipal Court | | Municipal Code Number 292 | | Telephone Number 414-302-8181 | |
| I. MUNICIPAL COURT OFFICIAL | Total Amount Collected | Share to be retained by Municipality | Share to be sent to County | Share to be sent to State | |
| 1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.) | \$ 38,972.08 | \$ 38,972.08 | | | |
| Adjustment (if applicable) | \$ -40.00 | \$ -40.00 | | | |
| 2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.) | \$ 13,879.83 | \$ 12,050.90 | | \$ 1,828.93 | |
| Adjustment (if applicable) | \$ -38.00 | \$ -33.00 | | \$ -5.00 | |
| 3. Penalty Surcharges (s. 757.05, Stats.) | \$ 9,086.45 | | | \$ 9,086.45 | |
| Adjustment (if applicable) | \$ -7.80 | | | \$ -7.80 | |
| 4. County Jail Surcharges (s. 302.46(1)(a), Stats.) | \$ 3,658.71 | | \$ 3,658.71 | | |
| Adjustment (if applicable) | \$ -10.00 | | \$ -10.00 | | |
| 5. Driver Improvement Surcharges (s. 346.655, Stats.) | \$ 5,710.52 | | \$ 2,998.71 | \$ 2,711.81 | |
| Adjustment (if applicable) | \$.00 | | \$.00 | \$.00 | |
| 6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.) | \$ 4,705.36 | | | \$ 4,705.36 | |
| Adjustment (if applicable) | \$ -13.00 | | | \$ -13.00 | |
| 7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.) | \$.00 | | | \$.00 | |
| Adjustment (if applicable) | \$.00 | | | \$.00 | |
| 8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c)) | \$.00 | \$.00 | | \$.00 | |
| Adjustment (if applicable) | \$.00 | \$.00 | | \$.00 | |
| 9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.) | \$ 550.00 | | \$ 550.00 | | |
| Adjustment (if applicable) | \$.00 | | \$.00 | | |
| 10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.) | \$.00 | | | \$.00 | |
| Adjustment (if applicable) | \$.00 | | | \$.00 | |
| 11. Safe Ride Program (s. 85.55, Stats.) | \$ 550.00 | | | \$ 550.00 | |
| Adjustment (if applicable) | \$.00 | | | \$.00 | |
| 12. Totals | \$ 77,004.15 | \$ 50,949.98 | \$ 7,197.42 | Pay This Amount \$ 18,856.75 | |

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

STATE CONTROLLER'S OFFICE-CMO
101 E. WILSON STREET, 5th FL
PO BOX 7932
MADISON, WI 53707-7932
(608) 261-7749

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: _____ Signature: Paul M. Murphy Date: _____

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer: Cornelius Date: 2/2/21

In the event the Department of Administration has questions about this report and payment, who should we contact?

| Name: | Telephone # | Email Address |
|------------|--------------|-------------------------|
| Ann Drosen | 414-302-8181 | adrosen@westalliswi.gov |

West Allis Municipal Court
Disbursement Summary
Disbursement Date: 01/31/2021
Disbursement ID: 20210131017

01/31/2021 7:01PM
Page: 1

DISBURSEMENT TOTALS BY PAYEE

| Disb Date | Receipt # | Category | Fine/Fee | Rpt Period | Status | Check # | Class | Amount |
|-----------------------------------|-----------|----------|----------|------------|--------|---------|-----------------------------------|-----------------|
| Lyons, Kenneth Jr | | | | | | | | |
| 01/31/2021 | 00102712 | OTH | REF | 202101 | PAID | | | \$142.11 |
| | MNI #: | 00052625 | | | | | | |
| | | | | | | | Lyons, Kenneth Jr | |
| | | | | | | | 2102 N 37TH ST | |
| | | | | | | | MILWAUKEE, WI 53208 | |
| | | | | | | | Subtotal: | \$142.11 |
| West Allis Municipal Court | | | | | | | | |
| 01/31/2021 | 00103059 | OTH | RDR | 202101 | PAID | | | \$301.60 |
| | MNI #: | 00037310 | | | | | | |
| | | | | | | | West Allis Municipal Court | |
| | | | | | | | 11301 W Lincoln Ave | |
| | | | | | | | West Allis, WI 53227- | |
| | | | | | | | Subtotal: | \$301.60 |
| | | | | | | | Subtotal: | \$443.71 |

West Allis Municipal Court
Disbursement Summary
Disbursement Date: 01/31/2021
Disbursement ID: 20210131017

01/31/2021 7:01PM

Page: 2

DISBURSEMENT TOTALS BY PAYEE

| Disb Date | Receipt # | Category | Fine/Fee | Rpt Period | Status | Check # | Class | Amount |
|---|-----------|----------|----------|------------|--------|---------|-------|--------------------|
| WAPD | | | | | | | | |
| MILWAUKEE COUNTY | | | | | | | | |
| 01/31/2021 | | DRVC | DRVC | 202101 | PAID | | | \$2,998.71 |
| 01/31/2021 | | IID | IID | 202101 | PAID | | | \$550.00 |
| 01/31/2021 | | JAIL | JAIL | 202010 | ADJ | | | (\$10.00) |
| 01/31/2021 | | JAIL | JAIL | 202101 | PAID | | | \$3,658.71 |
| MILWAUKEE COUNTY | | | | | | | | Subtotal: |
| 901 N 9th St # 102 Milwaukee WI 53233 | | | | | | | | \$7,197.42 |
| STATE OF WISCONSIN | | | | | | | | |
| 01/31/2021 | | CC-S | CC-S | 202010 | ADJ | | | (\$5.00) |
| 01/31/2021 | | CC-S | CC-S | 202101 | PAID | | | \$1,828.93 |
| 01/31/2021 | | DRG | DRG | 202010 | ADJ | | | (\$13.00) |
| 01/31/2021 | | DRG | DRG | 202101 | PAID | | | \$4,705.36 |
| 01/31/2021 | | DRVS | DRVS | 202101 | PAID | | | \$2,711.81 |
| 01/31/2021 | | PEN | PEN | 202010 | ADJ | | | (\$7.80) |
| 01/31/2021 | | PEN | PEN | 202101 | PAID | | | \$9,086.45 |
| 01/31/2021 | | SAFE | SAFE | 202101 | PAID | | | \$550.00 |
| STATE OF WISCONSIN | | | | | | | | Subtotal: |
| State of WI - Court Fines & Surcharges Milwaukee WI 53293-0304 | | | | | | | | \$18,856.75 |
| WA PD BLOOD DRAW BC373290-1 | | | | | | | | |
| 01/31/2021 | | OTH | ADM | 202101 | PAID | | | \$17.50 |
| WA PD BLOOD DRAW BC373290-1 | | | | | | | | Subtotal: |
| | | | | | | | | \$17.50 |
| STINE, INGRID | | | | | | | | |
| WD PD AC250184-4 | | | | | | | | |
| 01/31/2021 | | OTH | ADM | 202101 | PAID | | | \$17.50 |
| WD PD AC250184-4 | | | | | | | | Subtotal: |
| | | | | | | | | \$17.50 |
| Davis, Brittany | | | | | | | | |
| WEST ALLIS MUNICIPAL COURT | | | | | | | | |
| 01/31/2021 | | CC-M | CC-M | 202010 | ADJ | | | (\$33.00) |
| 01/31/2021 | | CC-M | CC-M | 202101 | PAID | | | \$12,050.90 |

West Allis Municipal Court
Disbursement Summary
Disbursement Date: 01/31/2021
Disbursement ID: 20210131017

| DISBURSEMENT TOTALS BY PAYEE | | | | | | | | |
|--|-----------|----------|----------|------------|--------|---------|-------|------------------------------|
| Disb Date | Receipt # | Category | Fine/Fee | Rpt Period | Status | Check # | Class | Amount |
| WEST ALLIS MUNICIPAL COURT | | | | | | | | |
| 01/31/2021 | | FINE | FINE | 202010 | ADJ | | | (\$40.00) |
| 01/31/2021 | | FINE | FINE | 202101 | PAID | | | \$38,972.08 |
| 01/31/2021 | | OTH | reop | 202101 | PAID | | | \$50.00 |
| WEST ALLIS MUNICIPAL COURT | | | | | | | | Subtotal: \$50,999.98 |
| 11301 W Lincoln Ave West Allis WI 53227 | | | | | | | | |
| WAPD | | | | | | | | Subtotal: \$77,089.15 |
| GRAND TOTAL: | | | | | | | | \$77,532.86 |

Footnote: Includes all disbursements for the current date.



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

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| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

9/12/14

To: Common Council

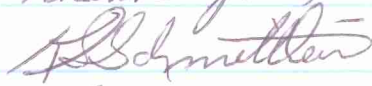
Subject: Damaged Tree Claim

I live at 7930 W. Grant Street. I believe the project last year to replace the roadway, sewers, storm sewers, water and gas lines damaged the root structure of my sand cherry tree in the corner of my yard. The tree was perfectly healthy last year and is now two-thirds dead.

I am asking that the project engineer and a forestry representative evaluate the tree and offer an opinion on my claim. The best way to contact me is my cell phone at 517-748-6933.

RECEIVED

SEP 17 2014

CITY OF WEST ALLIS
CITY CLERKThank You,


KENNETH G. SCHMITTLEIN



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

NOTICE OF CLAIM

RECEIVED

FEB 18 2015

CITY OF WEST ALLIS
CITY CLERK

Claimant:

Michael Grassman
11301 W. Lincoln Ave.
West Allis, WI 53227

Date of Incident: October 27, 2014, between 1 p.m., and 2 p.m.

Demand: \$20,000.00

Place of occurrence:

Sound Check Studios
7234 W. Greenfield Ave
West Allis, WI 53214

On the afternoon of October 27th, roughly between 1 p.m. and 2 p.m., Claimant Michael Grassman was sitting in his business, Sound Check Studios, at 7234 W. Greenfield Ave., West Allis, WI 53214, with his girlfriend, Elliott Higbee. Three or four West Allis police officers passed by the open front door with guns drawn, rifles and a riot shield. Grassman slowly looked out the door to his right, and saw the officers exit a neighbor's business, Granny's Flowers. The officers yelled at Grassman to take his hands out of his pockets, exit the doorway and lay down on the cement sidewalk. Grassman complied, as they had their guns pointed at him and he was extremely fearful as to why they were treating him like a criminal. Grassman indicated he owned the business they just pulled him out of, and the officers made him stand up and lift his shirt to show he had no weapons. Higbee was also in the doorway also very scared. After the officers realized Grassman was not the person they were looking for and was obviously not a threat, Grassman attempted to assist them with entering the apartments above the business. They then entered the business without consent and with their guns still drawn. Grassman was removed from his own business and told to stand a few doors down and wait. The officers had no consideration for whether the business had customers, students or was just handling my daily operation of my business. 12 to 15 police squad cars arrived, shut down 73rd street north of Greenfield Ave, occupied Grassman's back driveway and also had more officers arrive with combat gear, bullet proof vests and high powered rifles that looked like machine guns. After about 15 minutes, an ambulance arrived to assist a woman with a bloody hand, and they left.

The above-described actions violated Grassman's Fourth Amendment rights, and have damaged his business. Grassman's customers are primarily children and families, and have been frightened away from the business by the officers' violation of Grassman's rights. Bystanders on the streets commented that they thought "the guy at the music store [Grassman] did something." In addition to loss of profits from the damage to his reputation, Grassman suffered embarrassment and degradation in being treated this way, rather than as an innocent person, minding his own business while trying to operate a business.

Dated this 18th day of February, 2015

A handwritten signature in dark ink, appearing to be 'DZ' with a stylized flourish.

David Ziemer
Attorney for Claimant
6920 N. Ardara Ave.
Glendale, WI 53209
414.306.1324



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
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| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
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| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

SERVICE AND PROCESSING OF CLAIMS

Plaintiff or Claimant: Ryan Shulta

Date: 8/28/17

☒ In-person

☐ Process Server

☒ Claimant

☐ Other _____

☐ By mail

☐ By email

☐ By fax

Received by: Jlemanski

- Hand deliver to: Ann Marie ☐ or Janel ☒
- Forwarded to Attorney's Office by Ann Marie or Janel ☒
- Response from Attorney's Office ☐
- Common Council Agenda: Yes ☐ No ☐

Continue
on back -

CITY OF WEST ALLIS

NOTICE OF CLAIM

RECEIVED

Name: Ryan Swtha Incident/Accident Information
Address: 2167 S. 80th St Date: 7/31/17
West Allis, WI 53219 Time: 7:45pm
Phone: 414-881-6362 Place: Rodgers Park
74th & Rodgers

AUG 28 2017

CITY OF WEST ALLIS
CITY CLERK

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary). Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Went To The park With The Kids. When We Went
To The Swing I Sat Down With My 2 year
old Re-adjusted, And exposed metal on The
underside of the Swing Seat was exposed.
I have pictures As Well If Needed.
I had called The City and the Swing Was
Removed, I just want a Safe enviroment for
my kids Along with everyone elses children.

Signed: Ryan Swtha Date: 8/23/17

CLAIM

NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City of West Allis at any time consistent with the applicable statute of limitations. However, no action will be taken by the City of West Allis to formally accept or deny your claim until the following information is provided:


The undersigned hereby makes a claim against the City of West Allis of arising out of the circumstances described above.

The amount sought is: \$ 597.31 (Please attach an itemized statement of damages sought including at least 2 estimates for repairs.)

Signed: _____ Date: 8/23/17
Address: 2167 S. 80th St
Apt. 3 West Allis, WI 53219

Continue on back - 702

The Swing had Cut into My hand.
I was cut good enough that I
Went To The Emergency Room To
Recieve Stitches. They put in 5
Stitches in My hand. This injury put
an inconvenience into My working
abilities as well, Due to my hands
being in water all Day on the
Average work Day. I'm A meat cutter
So it did disadvantage My working
Ability for about a week. You can Also
Contact (Ashley Amaro) (mother of children)
@ 414-254-1082 She was with me
Throught the whole incident. The
only Damages I would like To
Recieve Are for The medical (Emergency
Room Visit which Total \$597.31
Thank you for your time And understanding.
Feel Free To Contact Me @
Cell: 414-881-6362 Ask For Ryan
Work: 414-764-2910

- Ryan 
8/1/28

Detail of New Activity

Thank you for choosing Aurora Health Care. The full balance owed is due upon receipt. We appreciate your prompt payment.

| Date of Service | Description | Charges | Payments/ Adjustments | Balance Due |
|-------------------------------------|---|------------------------------------|-----------------------|-----------------|
| Patient Name: SHULTA, RYAN D | | | | |
| 07/31/17 | 154380268 | Location: AWAMC Emergency Services | | |
| | PHARMACY - GENERAL CLASSIFICATION | 247.69 | | |
| | EMERGENCY ROOM - GENERAL CLASSIFICATION | 1,330.00 | | |
| 08/17/17 | MOLINA E Payments | | -95.30 | |
| 08/17/17 | MOLINA E Adjustments | | -885.08 | |
| | Patient Balance | | | \$597.31 |
| | New Activity Balance Due | | | \$597.31 |

Total Amount Owed to Aurora (As of this Statement)**\$597.31**

DATA



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

Wells Fargo Bank, N.A. vs. Timothy J. Lagoo et al

Electronic Filing
NoticeCase No. 2019CV007372
Class Code: Foreclosure of MortgageFILED
09-24-2019
John Barrett
Clerk of Circuit Court
2019CV007372
Honorable William S.
Pocan-26
Branch 26CITY OF WEST ALLIS
7525 W. GREENFIELD AVENUE
~~MILWAUKEE~~ WI 53214
WEST ALLIS

RECEIVED

OCT -1 2019

CITY OF WEST ALLIS
CITY CLERK

Case number 2019CV007372 was electronically filed with/converted by the Milwaukee County Clerk of Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$ 20.00 fee to register as an electronic party.

If you are not represented by an attorney and would like to register as an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 799143

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4120.

Milwaukee County Circuit Court
Date: September 24, 2019

FILED
09-24-2019
John Barrett
Clerk of Circuit Court
COUNTY 007372
Honorable William S.
Pocan-26
Branch 26

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

MILWAUKEE COUNTY

WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Plaintiff

SUMMONS
Case No.

Vs.

Case Code No. 30404

TIMOTHY J. LAGOO
8626 WEST DENVER AVENUE
MILWAUKEE, WI 53224

RACHEL M. LAGOO
8626 WEST DENVER AVENUE
MILWAUKEE, WI 53224

CITY OF WEST ALLIS
7525 W. GREENFIELD AVENUE
WEST ALLIS, WI 53214

Defendants

10-1-19 12:05 PM
[Signature]
SUMMONS

THE STATE OF WISCONSIN

To each person named above as Defendant:

YOU ARE HEREBY NOTIFIED that the plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

Within twenty (20) days, or forty-five (45) days for the State of Wisconsin, an officer or agency of the State, or sixty (60) days for the United States of America, an officer or agency of, of receiving this Summons, you must respond with a written Answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an

Answer that does not follow the requirements of the Statutes. The Answer must be sent or delivered to the Court, whose address is:

**John Barrett
Clerk of Courts
Milwaukee County Courthouse
901 North 9th St., Room 104
Milwaukee, WI 53233**

And to plaintiff's attorneys, whose address is:

**Scott D. Nabke
Johnson, Blumberg & Associates, LLC
230 West Monroe Avenue, Suite 1125
Chicago, IL 60606**

You may have an attorney help or represent you.

If you do not provide an Answer within twenty (20) days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by the law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated: September 23, 2019

Electronically signed by: /s/ Scott D. Nabke

Scott D. Nabke
State Bar No. 1037979
Johnson, Blumberg, & Associates, LLC
633 West Wisconsin Avenue, Suite 408
Milwaukee, WI 53203
Ph. 312-541-9710
Fax 312-541-9711
JB&A #WI 19 1563

FILED
09-24-2019
John Barrett
Clerk of Circuit Court
Case No. 2019CV007372
Honorable William S.
Pocan-26
Branch 26

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

MILWAUKEE COUNTY

WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Plaintiff

COMPLAINT
Case No.

Vs.

Case Code No. 30404

TIMOTHY J. LAGOO
8626 WEST DENVER AVENUE
MILWAUKEE, WI 53224

RACHEL M. LAGOO
8626 WEST DENVER AVENUE
MILWAUKEE, WI 53224

CITY OF WEST ALLIS
7525 W. GREENFIELD AVENUE
WEST ALLIS, WI 53214

Defendants

Now Comes Wells Fargo Bank, N.A., Plaintiff, by its attorney, Scott D. Nabke of Johnson, Blumberg & Associates, LLC, as and for a complaint against the defendants, alleges and shows to the Court as follows:

1. That Plaintiff is the current holder of a certain note and mortgage on real estate located in Milwaukee County, Wisconsin, copies of which are attached hereto as Exhibits A and B and incorporated by reference.
2. That Timothy J. LaGoo and Rachel M. LaGoo are adults who executed a mortgage that is the subject of this foreclosure action against the property located at 8626 West Denver Avenue, Milwaukee, WI 53224 and shall hereinafter be referred to as mortgagor defendants.
3. That the mortgaged real estate is presently owned by Timothy J. LaGoo and Rachel M. LaGoo.
4. On or about July 28, 2015, for value received Timothy J. LaGoo executed and delivered to Wells Fargo Bank, N.A., a note in writing dated that date and thereby promised to pay the principal balance of SIXTY-SEVEN THOUSAND FOUR HUNDRED AND 00/100

DOLLARS (\$67,400.00) plus interest payable in accordance with the terms and provisions of said Note. Subsequently, the mortgagor defendant(s) executed a loan modification dated May 16, 2018 which raised the principal balance to SEVENTY-FIVE THOUSAND FIVE HUNDRED FORTY AND 48/100 (\$75,541.48). Said loan modification is attached as Exhibit C. Plaintiff is the current holder of said note.

5. That to secure the indebtedness referred to in the preceding paragraph, the mortgagor defendants duly executed a mortgage to Wells Fargo Bank, N.A., which mortgage was dated on July 28, 2015 and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on July 31, 2015 as Document Number 10485359.
6. The mortgagor defendants failed to comply with the terms of the note and mortgage by failing to pay past due monthly installments payments for May 1, 2019 to the present, and there is now due and owing to Plaintiff the principal sum of \$74,552.03, plus interest, late charges and other charges that may vary from day to day, and therefore, the total amount due to the Plaintiff is not calculated herein.
7. The Plaintiff has declared the note and mortgage immediately due and payable by reason of the default of the mortgagor defendants in the payments required by the note and has directed foreclosure proceedings be instituted against these defendants.
8. The property consists of a one to four unit family residence commonly known as 8626 West Denver Avenue, Milwaukee, WI 53224. Upon information and belief, the premises is owner occupied and has not been abandoned by the mortgagor defendants. The legal description of the property is stated on the recorded mortgage and is as follows:

LOT 7, BLOCK 28, MENOMONEE RIVER HILLS, BEING A PART OF THE SOUTH 1/2 OF SECTION 21, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

TAX KEY NO: 143-0757-000

9. That the mortgagor defendants expressly agreed to the reduced redemption period provisions of Chapter 846 of the Wisconsin Statutes and the Plaintiff hereby elects to proceed with foreclosure pursuant to Section 846.101 of the Wisconsin Statutes with a six (6) month period of redemption, that the premises covered by the mortgage are twenty acres or less in area, and that Plaintiff hereby elects to waive judgment for any deficiency which may remain due the Plaintiff after the sale of the mortgaged premises against any

of the defendants and consents that the owner, unless he or she abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court.

10. That the other defendants, if any, may have an interest in the premises set forth in this complaint, but that all such interests are subordinate to Plaintiff's mortgage and Plaintiff's claim made herein.

WHEREFORE, Plaintiff demands judgment:

1. For the foreclosure and sale of the mortgaged premises in accordance with Section 846.101 of the Wisconsin Statutes which calls for a six (6) month period of redemption, or in the event there is a finding of abandonment, Plaintiff demands a five (5) week redemption period. In the event the subject property is determined to be not owner-occupied pursuant to section 846.103 of the Wisconsin Statutes, Plaintiff demands a three (3) month redemption period.
2. For amounts due the Plaintiff for principal, interest, late charges, taxes, insurance, costs, disbursements and attorney fees be adjudged and determined;
3. That the defendants and all persons claiming under them be barred and foreclosed from all right, claim, lien, title and equity of redemption in or to said premises, except by the right to redeem the same before sale as provided by law;
4. That the interests of other defendants be adjudged subordinate to Plaintiff's mortgage.
5. That the mortgagor defendants or persons occupying the premises be enjoined and restrained from committing waste during the pendency of the action; and

6. That the Plaintiff have such other and further relief as may be just and equitable.

DATE: September 23, 2019

Respectfully submitted,

Wells Fargo Bank, N.A.

Electronically signed by: /s/ Scott D. Nabke

By:

Scott D. Nabke State Bar No. 1037979
Johnson, Blumberg & Associates, LLC
Its Attorney

Scott D. Nabke
Attorney for Plaintiff
Johnson, Blumberg, & Associates, LLC
633 West Wisconsin Avenue, Suite 408
Milwaukee, WI 53203
Ph. 312-541-9710
Fax 312-541-9711
JB&A #WI 19 1563

Note

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

July 28, 2015
[Date]

Milwaukee
[City]

WI
[State]

8626 W DENVER AVE, MILWAUKEE, WI 53224
[Property Address]

1. Borrower's Promise to Pay. In return for a loan that I have received, I promise to pay U.S. \$67,400.00 (this amount is called "*Principal*"), plus interest, to the order of the Lender. The Lender is Wells Fargo Bank, N.A.. I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "*Note Holder*".

2. Interest. Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 4.375%.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

Solely for the purpose of computing interest, a monthly payment received by the Note Holder within 30 days prior to or after the date it is due will be deemed to be paid on such due date.

3. Payments.

(A) Time and Place of Payments. I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 1st day of each month beginning on September 1, 2015. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied to interest before Principal. If, on August 1, 2045, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "*Maturity Date*".

I will make my monthly payments at PO Box 11701, Newark, NJ 07101-4701 or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments. My monthly payment will be in the amount of U.S. \$336.52.

4. Borrower's Right to Prepay.

The Borrower shall have the right to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or \$100.00, whichever is less. Any Prepayment in full of the indebtedness shall be credited on the date received, and no interest may be charged thereafter. Any partial Prepayment made on other than an installment due date need not be credited until the next following installment due date or 30 days after such Prepayment, whichever is earlier.

5. Loan Charges. If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to

REDACTED

Form 3256 (1/76)
Amended 6/00
08/14

REDACTED

EXHIBIT A

make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. Borrower's Failure to Pay as Required.

(A) Late Charge for Overdue Payments. If the Note Holder has not received the full amount of any monthly payment by the end of Fifteen calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000% of my overdue payment.

I will pay this late charge promptly but only once on each late payment.

(B) Default. If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default. If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder. Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses. If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. Giving of Notices. Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. Obligations of Persons Under This Note. If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. Waivers. I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. Allonge to This Note. If an allonge providing for payment adjustments or for any other supplemental information is executed by the Borrower together with this Note, the covenants of the allonge shall be incorporated into and shall amend and supplement the covenants of this Note as if the allonge were a part of this Note. [Check applicable box]

☐ Graduated Payment Allonge ☐ Other [Specify] _____ ☐ Other [Specify] _____

11. Uniform Secured Note. This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

REDACTED

Form 3250 (1/01)
Amended 5/09
06/14
Page 2 of 3

REDACTED

Regulations (38 C.F.R. Part 36) issued under the Department of Veterans Affairs ("VA") Guaranteed Loan Authority (38 U.S.C. Chapter 37) and in effect on the date of loan closing shall govern the rights, duties and liabilities of the parties to this loan and any provisions of this Note which are inconsistent with such regulations are hereby amended and supplemented to conform thereto.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Borrower


Timothy J. LaGeo
Date 7/28/15
Seal

[Sign Original Only]

Loan Origination Organization: Wells Fargo
Bank N.A.

NMLSR ID: REDACTED

Loan Originator: DARRIN R VAN LOO

NMLSR ID: REDACTED

REDACTED


Form 3250 (10/01)
Amended 5/09
08/14
Page 3 of 3

REDACTED

WITHOUT RECOURSE
PAY TO THE ORDER OF

WELLS FARGO BANK, N.A.

BY


DAVID C. PETERSON, SENIOR VICE PRESIDENT

003

DOC. # 10485359

RECORDED
07/31/2015 07:33AMJOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00

FEE EXEMPT #: 0

0
***This document has been
electronically recorded and
returned to the subdivider.***

Purchase Money Mortgage

Document Number

Name and Return Address

Wells Fargo Bank, N.A. FINAL DOCS N0012-01B, 6200 PARK AVE,
DES MOINES, IA 50321

Parcel Identifier

143-0757-000

REDACTED

Definitions. Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "**Security Instrument**" means this document, which is dated July 28, 2015, together with all Riders to this document.

(B) "**Borrower**" is Timothy J LaGoo and RACHEL M LAGOO, husband and wife; as Individual. Borrower is the mortgagor under this Security Instrument.

(C) "**Lender**" is Wells Fargo Bank, N.A.. Lender is a corporation organized and existing under the laws of United States of America. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104. Lender is the mortgagee under this Security Instrument.

(D) "**Note**" means the promissory note signed by Borrower and dated July 28, 2015. The Note states that Borrower owes Lender sixty seven thousand four hundred and 00/100 Dollars (U.S. \$67,400.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2045.

(E) "**Property**" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "**Loan**" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "**Riders**" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input checked="" type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(H) "**Applicable Law**" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

REDACTED

Form 3200 (1/01)
5/1/14
Page 1 of 1

REDACTED

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, RESPA refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

Transfer of Rights in the Property. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the following described property located in the County [Type of Recording Jurisdiction] of Milwaukee [Name of Recording Jurisdiction]: SEE ATTACHED LEGAL DESCRIPTION which currently has the address of 8626 W DENVER AVE [Street] MILWAUKEE [City], Wisconsin 53224 [Zip Code] ("Property Address").

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Uniform Covenants. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received

REDACTED

Form 2050 1/01
11/14
Page 20 of 20

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by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise

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its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen

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by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence

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for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying Reasonable Attorneys' Fees (as defined in Section 25) to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously

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in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(A) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(B) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due,

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with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can

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agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

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18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25), property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period

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will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

Non-Uniform Covenants. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25) and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of sale in the manner prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Lender shall publish the notice of sale, and the Property shall be sold in the manner prescribed by Applicable Law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section

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25); (b) to all sums secured by this Security Instrument; and (c) any excess to the clerk of the circuit court of the county in which the sale is held.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Accelerated Redemption Periods. If the Property is a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Borrower agrees to the provisions of Section 846.101 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less six months after a foreclosure judgment is entered. If the Property is other than a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church, or a tax-exempt charitable organization, Borrower agrees to the provisions of Section 846.103 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

25. Attorneys' Fees. If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "Reasonable Attorneys' Fees" shall mean only those attorneys' fees allowed by that Chapter.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Borrower



Timothy J LaGoo

7/29/15
Date
Seal


RACHEL M LAGOO

7/29/15
Date
Seal

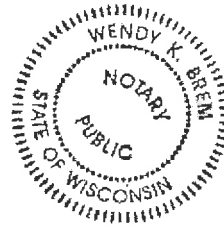
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Form 2010 1/01
15/16
Printed Name

REDACTED

Acknowledgment

State of Wisconsin

County of MilwaukeeThis instrument was acknowledged before me on July 28, 2015 by
Timothy J. LaGoo and Rachel M. LaGooWendy K. Brem
Notary Public
My commission expires: Wendy R. Brem
01-09-18Loan Origination Organization: Wells Fargo
Bank N.A.NMLSR ID: **REDACTED**

Loan Originator: DARRIN R VAN LOO

NMLSR ID: **REDACTED**

This instrument was prepared by

JENNIFER D MEYER
2701 WELLS FARGO WAY
3RD FLOOR
MINNEAPOLIS, MN 55408-8000**REDACTED**Form 3450 Uds
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Page 12 of 22**REDACTED**

VA Guaranteed Loan And Assumption Policy Rider

**NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE
DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.**

THIS VA GUARANTEED LOAN AND ASSUMPTION POLICY RIDER is made on July 28, 2015, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (herein "Security Instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to Wells Fargo Bank, N.A. (herein "Lender") and covering the Property described in the Security Instrument and located at

8626 W DENVER AVE, MILWAUKEE, WI 53224

[Property Address]

VA Guaranteed Loan Covenant. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of Borrower and Lender. Any provisions of the Security Instrument or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations, including, but not limited to, the provision for payment of any sum in connection with prepayment of the secured indebtedness and the provision that the Lender may accelerate payment of the secured indebtedness pursuant to Covenant 18 of the Security Instrument, are hereby amended or negated to the extent necessary to conform such instruments to said Title or Regulations.

Late Charge. At Lender's option, Borrower will pay a "Late Charge" not exceeding four per centum (4%) of the overdue payment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "Late Charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

Guaranty. Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits", the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

Transfer of the Property. This loan may be declared immediately due and payable upon transfer of the property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established pursuant to Section 3714 of Chapter 37, Title 38, United States Code.

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Page 1 of 2
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An authorized transfer ("Assumption") of the property shall also be subject to additional covenants and agreements as set forth below:


(a) ASSUMPTION FUNDING FEE: A fee equal to zero and one-half (0.500%) of the balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the Department of Veterans Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the payee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 3729 (c).

(b) ASSUMPTION PROCESSING CHARGE: Upon application for approval to allow assumption of this loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Department of Veterans Affairs for a loan to which Section 3714 of Chapter 37, Title 38, United States Code applies.


(c) ASSUMPTION INDEMNITY LIABILITY: If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan. The assumer further agrees to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Borrower(s) has executed this VA Guaranteed Loan and Assumption Policy Rider.

Borrower


Timothy J LaGoo

7/28/15
Date
Seal


RACHEL M LAGOO
7/28/15
Date
Seal

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REDACTED

LEGAL DESCRIPTION EXHIBIT

Lot 7, Block 28, Menomonee River Hills, being a part of the south 1/2 of Section 21, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

LICENSED TO WISCONSIN TITLE AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

THIS IS TO CERTIFY THAT THIS ^{mf}
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL DOCUMENT
WELLS FARGO BANK, N.A.

DOC # 10785100

RECORDED
06/14/2018 08:01 AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00

TRANSFER FEE:
FEE EXEMPT #:

***This document has been
electronically recorded and
returned to the submitter.***

Title: Loan Modification Agreement (MORTGAGE)

This Document Prepared By:
DAVID ARRINGTON
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SC 29715
(800) 416-1472

When Recorded Mail To:
FIRST AMERICAN TITLE
ATTN: JAVIER TONY VARGAS
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707

Tax/Parcel #: 1430757000

[Space Above This Line for Recording Data]

Original Principal Amount: \$67,400.00
Unpaid Principal Amount: \$65,324.25
New Principal Amount \$75,541.48
Total Cap Amount: \$10,217.23

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LOAN MODIFICATION AGREEMENT (MORTGAGE)

Executed on this day: **MAY 16, 2018**
Borrower ("I"): **TIMOTHY J. LAGOO AND RACHEL M. LAGOO, MARRIED**
Borrower Mailing Address: **8626 W DENVER AVE, MILWAUKEE, WISCONSIN 53224**
Lender or Servicer ("Lender"): **WELLS FARGO BANK, N.A.**
Lender or Servicer Address: **3476 STATEVIEW BLVD, MAC# X7801-03K, FORT MILL, SC 29715**
Date of first lien mortgage, deed of trust, or security deed ("Mortgage") **JULY 28, 2015** and the Note ("Note")
date of **JULY 28, 2015** and Recorded on **JULY 31, 2015** in **INSTRUMENT NO. 10495359**, of the
OFFICIAL Records of MILWAUKEE COUNTY, WISCONSIN
Property Address ("Property"): **8626 W DENVER AVE, MILWAUKEE, WISCONSIN 53224**

Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

If there is more than one Borrower or Mortgagee executing this document, each is referred to as "I." For purposes of this document words signifying the singular (such as "I" or "my") shall include the plural (such as "we" or "us") and "Mortgage" is where appropriate.

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EXHIBIT C

LICENSED TO WISCONSIN TITLE AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

THIS IS TO CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL DOCUMENT
WELLS FARGO BANK, N.A.

This Loan Modification Agreement ("Agreement") is made on MAY 16, 2018 by and between Borrower, as obligor(s), or as title holder(s) to the Property, as the context may require, and Lender. Borrower's obligations under the Note are secured by a properly recorded Mortgage, dated the same date as the Note encumbering the Property. Borrower agrees that, except as expressly modified in this Agreement, the Note and the Mortgage remain in full force and effect and are valid, binding obligations upon Borrower, except as discharged in Bankruptcy, and are properly secured by the Property.

If my representations in Section 1, Borrower Representations, continue to be true in all material respects, then this Agreement will amend and supplement (1) the Mortgage on the Property, and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are hereafter referred to as the "Loan Documents." Capitalized terms used in this Agreement and not defined have the meaning given to them in the Loan Documents.

In consideration of the covenants hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows (notwithstanding anything to the contrary in the Loan Documents).

I understand that after I sign and return two copies of this Agreement to the Lender, the Lender will send me a signed copy of this Agreement.

Nothing in this Agreement shall be understood or construed to be a satisfaction or release, in whole or in part of the Borrower's obligations under the Loan Documents. Further, except as otherwise specifically provided in this Agreement, the Loan Documents will remain unchanged, and Borrower and Lender will be bound by, and shall comply with, all of the terms and provisions thereof, as amended by this Agreement.

1. Borrower Representations.

I certify, represent to Lender and agree:

- A. I am experiencing a financial hardship, and as a result, (i) I am in default under the Loan Documents, and/or (ii) I do not have sufficient income or access to sufficient liquid assets to make the mortgage payments now or in the near future; I did not intentionally or purposefully default on the Mortgage Loan in order to obtain a loan modification;
- B. Under penalty of perjury, all documents and information I have provided to Lender in connection with this Agreement, including the documents and information regarding my eligibility for the modification, are true and correct;
- C. If Lender requires me to obtain credit counseling in connection with the modification, I will do so;
- D. I have made or will make all payments required within this modification process;
- E. In consideration of the covenants hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, it is agreed as follows (notwithstanding anything to the contrary in the Loan Documents).

2. The Modification.

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WELLS FARGO BANK, N.A.~~

- A. The modified principal balance of the Note will include amounts and arrearages that will be past due as of the Modification Effective Date (which may include unpaid and deferred interest, fees, escrow advances and other costs, but excluding unpaid late charges, valuation, property preservation, and other charges not permitted under the terms of this modification, collectively, "Unpaid Amounts") less any amounts paid to the Lender but not previously credited to the modified loan. The new principal balance of my Note will be \$75,541.48 (the "New Principal Balance") which includes a previously deferred principal balance in the amount of \$0.00. Borrower understands that by agreeing to add the Unpaid Amounts including the prior forbearance to the principal balance, the added Unpaid Amounts accrue interest based on the interest rate in effect under this Agreement. Borrower also understands that this means interest will now accrue on the unpaid interest that is added to the outstanding principal balance, which would not happen without this Agreement.
- B. Interest at the rate of 4.6250% will begin to accrue on the New Principal Balance as of JUNE 1, 2018 and the first new monthly payment on the New Principal Balance will be due on JULY 1, 2018. Interest due on each monthly payment will be calculated by multiplying the New Principal Balance and the interest rate in effect at the time of calculation and dividing the result by twelve (12). My payment schedule for the modified Loan is as follows:

| Months | Interest Rate | Interest Rate Change Date | Monthly Principal and Interest Payment | Monthly Escrow Payment Amount ⁴ | Total Monthly Payment ⁴ | Payment Begins On |
|--------|---------------|---------------------------|--|--|------------------------------------|-------------------|
| 360 | 4.6250% | 06/01/2018 | \$388.39 | \$374.28 | \$762.67 | 07/01/2018 |

⁴ After your modification is complete, escrow payments adjust at least annually in accordance with applicable law; therefore, the total monthly payment may change accordingly.

The above terms shall supersede any provisions to the contrary in the Loan Documents, including but not limited to, provisions for an adjustable, step or simple interest rate.

3. Loan Modification Terms.

This Agreement hereby modifies the following terms of the Loan Documents as described herein above as follows:

- A. The current contractual due date has been changed from JULY 1, 2017 to JULY 1, 2018. The first modified contractual due date is JULY 1, 2018.
- B. The maturity date is JUNE 1, 2048.
- C. The amount of Recoverable Expenses^{*} to be capitalized will be U.S. \$2,046.50.

^{*}Recoverable Expenses may include, but are not limited to: Title, Attorney fees/costs, BPO/Appraisal, and/or Property Preservation/Property Inspections.

- D. Lender will forgive outstanding Other Fees U.S. \$0.00. Other Fees may include, but are not limited to: Prior Deferred Interest, appraisal fees.

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- E. Lender will forgive outstanding NSF Fees U.S. \$0.00.
- F. Lender agrees to waive all unpaid Late Charges in the amount of U.S. \$265.32.
- G. The amount of interest to be included (capitalized) will be U.S. \$2,833.98.
- H. The amount of the Escrow Advance to be capitalized will be U.S. \$5,336.75.

4. Additional Agreements.

I agree to the following:

- A. If applicable, the Note may contain provisions allowing for changes in the interest rate and the monthly payment. The Note limits the amount the Borrower's interest rate can change at any one time and the maximum rate the Borrowers must pay.
- B. If a biweekly loan, the Loan will convert to a monthly payment schedule. References in the Loan Documents to "biweekly," "every two weeks," and "every other Monday" shall be read as "monthly," except as it relates to the Modified Maturity Date. Interest will be charged on a 360-day year, divided into twelve (12) segments. Interest charged at all other times will be computed by multiplying the interest bearing principal balance by the interest rate, dividing the result by 365, and then multiplying that daily interest amount by the actual number of days for which interest is then due. As part of the conversion from biweekly to monthly payments, any automatic withdrawal of payments (auto drafting) in effect with Lender for the Loan are cancelled.
- C. **Funds for Escrow Items.** I will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." I shall promptly furnish to Lender all notices of amounts to be paid under this Section 4.E. I shall pay Lender the Funds for Escrow Items unless Lender waives my obligation to pay the Funds for any or all Escrow Items. Lender may waive my obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, I shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. My obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and Agreement contained in the Loan Documents, as the phrase "covenant and Agreement" is used in the Loan Documents. If I am obligated to pay Escrow Items directly, pursuant to a waiver, and I fail to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and I shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, I shall pay to Lender all Funds, and in such amounts, that are then required under this Section 4.E.

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 WELLS FARGO BANK, N.A.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge me for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays me interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay me any interest or earnings on the Funds. Lender and I can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide me, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to me for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify me as required by RESPA, and I shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify me as required by RESPA, and I shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund to me any Funds held by Lender.

- D. That the mortgage insurance premiums on the loan, if applicable, may increase as a result of the modification of the loan which may result in a higher total monthly payment. Furthermore, the cancellation date, termination date, or final termination of the private mortgage insurance may be recalculated to reflect the modified terms and conditions of the loan.
- E. If the Borrowers balance has been reduced as a result of this new Agreement, it is understood that any credit life, accident and health, and involuntary unemployment insurance written in connection with this loan has been cancelled, and that any refund of unearned premiums or charges made because of the cancellation of such credit insurance is reflected in the amount due under this Agreement. *Exception:* in the state of California, Life, A&H, and LUI insurance must be cancelled, with refunds applied to the account prior to entry of the settlement transaction, even though there is no reduction in balance as part of the settlement.
- F. If this loan has "Monthly Add-On Premium" Credit Life or Credit Accident & Health Insurance coverage, it is understood and agreed that the Borrowers acceptance of this Agreement will result in the cancellation of the above-mentioned insurances.
- G. If the Borrower's home owners insurance should lapse, Wells Fargo Home Mortgage reserves the right to place Lender Placed Insurance (LPI) on the account. If LPI is placed on the account the monthly payment could increase. All other terms of the modification Agreement will not be affected by the LPI and will remain in effect with accordance to this Agreement.
- H. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's

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Page 5

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WELLS FARGO BANK, N.A.

prior written consent, Lender may require immediate payment in full of all sums secured by the Loan Documents. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Loan Documents. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Loan Documents without further notice or demand on Borrower.

- I. If Borrower has a pay option adjustable rate mortgage Loan, upon modification, the minimum monthly payment option, the interest-only or any other payment options will no longer be offered and that the monthly payments described in the above payment schedule for my modified Loan will be the minimum payment that will be due each month for the remaining term of the Loan.
- J. If included, the undersigned Borrower(s) acknowledge receipt and acceptance of the 1-4 Family Modification Agreement Rider Assignment of Rents.
- K. If included, the undersigned Borrower(s) acknowledge receipt and acceptance of the Notice of Special Flood Hazard disclosure.
- L. CORRECTION AGREEMENT: The undersigned Borrower(s), for and in consideration of the approval, closing and funding of this Modification, hereby grants Wells Fargo Home Mortgage, as lender, limited power of attorney to correct and/or initial all typographical or clerical errors discovered in the Modification Agreement required to be signed. In the event this limited power of attorney is exercised, the undersigned will be notified and receive a copy of the document executed or initialed on their behalf. This provision may not be used to modify the interest rate, modify the term, modify the outstanding principal balance or modify the undersigned's monthly principal and interest payments as modified by this Agreement. Any of these specified changes must be executed directly by the undersigned. This limited power of attorney shall automatically terminate in 180 days from the closing date of the undersigned's Modification, or the date any and all documents that the lender requires to be recorded have been successfully recorded at the appropriate office, whichever is later. Borrower agrees to make and execute such other documents or papers as necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to their heirs, executors, administrators, and assigns of the Borrower.
- M. If the Borrower's Loan is currently in foreclosure, the Lender will attempt to suspend or cancel the foreclosure action upon receipt of the first payment according to this Agreement. Lender agrees to suspend further collection efforts as long as Borrowers continue making the required payments under this Agreement.
- N. All the rights and remedies, stipulations, and conditions contained in the Loan Documents relating to default in the making of payments under the Loan Documents shall also apply to default in the making of the modified payments hereunder.
- O. This Agreement shall supersede the terms of any modification, forbearance, trial period plan or other mortgage assistance that the Borrower previously entered into with Lender.
- P. In cases where the Loan has been registered with Mortgagee who has only legal title to the interests granted by the Borrower in the Loan Documents, Mortgagee has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property and to take

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Page 6

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any action required of Lender including, but not limited to, releasing and canceling the Loan.

- Q. If the Loan Documents govern a home equity loan or line of credit, then Borrower agrees that as of the Modification Effective Date, the right to borrow new funds under the home equity loan or line of credit is terminated. This means that Borrower cannot obtain additional advances and must make payments according to this Agreement. Lender may have previously terminated or suspended the right to obtain additional advances under the home equity loan or line of credit, and if so, Borrower confirms and acknowledges that no additional advances may be obtained.
- R. Unless this Agreement is executed without alteration and is signed and returned along with the following documents with the payment, if required, within 15 days from the date of this letter in the enclosed, prepaid overnight envelope, it will be of no force or effect and the Loan will remain subject to all existing terms and conditions provided in the Loan Documents. Upon receipt of a properly executed Agreement, this Agreement will become effective on JUNE 1, 2018.
- S. I agree that this Agreement will be null and void if the Lender is unable to receive all necessary title endorsement(s), title insurance product(s) and/or subordination Agreement(s).
- T. Borrower must deliver to Wells Fargo Home Mortgage a properly signed modification Agreement by JUNE 02, 2018. If Borrower does not return a properly signed modification Agreement by this date and make all payments pursuant to the trial plan Agreement or any other required pre-modification payments, Wells Fargo Home Mortgage may deny or cancel the modification. If the Borrower returns properly signed modification Agreement by said date, payments pursuant to the loan modification Agreement are due as outlined in this modification Agreement. Wells Fargo Home Mortgage may deny or cancel this loan modification Agreement if Borrower fails to make the first payment due pursuant to this loan modification Agreement.

All Borrowers are required to sign and date this Agreement in blue or black ink only as the borrowers' name appears below. If signed using any other color or method, the document will not be accepted and another copy of the Agreement will be sent to the Borrower to be signed.

By signing below, all Borrowers certify they have read this Agreement in its entirety, that all Borrowers know and understand the meaning and intent of this Agreement and that all Borrowers enter into this Agreement knowingly and voluntarily. By signing below, all Borrowers agree to all terms and conditions described on every page of this Agreement.

REDACTED

Page 7

REDACTED

LICENSED TO WISCONSIN TITLE AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

THIS IS TO CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL DOCUMENT
WELLS FARGO BANK, N.A.

In Witness Whereof, I have executed this Agreement.

Timothy J. Lagoon 05-23-18
Borrower: TIMOTHY J. LAGOO Date
Rachel M. Lagoon 5-23-18
RACHEL M. LAGOO *signing solely to acknowledge this Agreement, but not to incur any personal Date
liability for the debt

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

STATE OF Wisconsin
COUNTY OF Milwaukee

The foregoing instrument was acknowledged before me this May 23rd 2018 by
TIMOTHY J. LAGOO, RACHEL M. LAGOO (person acknowledging, title or representative capacity, if
any

(Seal)

Pam Peterson
Notary Public

Printed Name: Pam Peterson

My commission expires: 07-28-2021

PAM PETERSON
Notary Public
State of Wisconsin

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Page 8

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LICENSED TO WISCONSIN TITLE AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

THIS IS TO CERTIFY THAT THIS *mf*
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL DOCUMENT
WELLS FARGO BANK, N.A.

In Witness Whereof, the Lender has executed this Agreement.

WELLS FARGO BANK, N.A.

Thomas Howard Robinson
Vice President Loan Documentation

Th H Robinson 06-11-18

By: (print name)
(title)

(sign)

Date

[Space Below This Line for Acknowledgments]

LENDER ACKNOWLEDGMENT

STATE OF MINNESOTA

COUNTY OF Dakota

This instrument was acknowledged before me

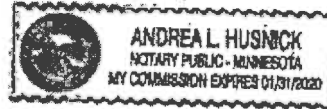
June 11, 2018 (date) by

Thomas Howard Robinson (name(s) of person(s)) as

Vice President Loan Documentation (type)

of authority, e.g., officer, trustee, etc.) of WELLS FARGO BANK, N.A. (name of party on behalf of whom the instrument was executed).

Andrea L Husnick
Notary Public



Printed Name: Andrea L Husnick

My Commission Expires:

01/31/2020

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Page 9

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REDACTED

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WELLS FARGO BANK, N.A.

EXHIBIT A

BORROWER(S): TIMOTHY J. LAGOO AND RACHEL M. LAGOO, MARRIED

LOAN NUMBER: (scan barcode)

LEGAL DESCRIPTION:

The land referred to in this document is situated in the STATE OF WISCONSIN, COUNTY OF MILWAUKEE, CITY OF MILWAUKEE, and described as follows:

LOT 7, BLOCK 28, MENOMONEE RIVER HILLS, BEING A PART OF THE SOUTH 1/2 OF SECTION 21, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Tax/Parcel No. 1430757800

ALSO KNOWN AS: 8626 W DENVER AVE, MILWAUKEE, WISCONSIN 53224

REDACTED

Page 10

REDACTED
REDACTED

Wells Fargo Bank, N.A. vs. Timothy J. Lagoo et al

**Electronic Filing
Notice**Case No. 2019CV007372
Class Code: Foreclosure of Mortgage

FILED

09-24-2019

John Barrett

Clerk of Circuit Court

2019CV007372

Honorable William S.

Pocan-26

Branch 26

TIMOTHY J. LAGOO
8626 WEST DENVER AVENUE
MILWAUKEE WI 53224

Case number 2019CV007372 was electronically filed with/converted by the Milwaukee County Clerk of Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$ 20.00 fee to register as an electronic party.

If you are not represented by an attorney and would like to register as an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 799143

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4120.

Milwaukee County Circuit Court

Date: September 24, 2019

Wells Fargo Bank, N.A. vs. Timothy J. Lagoo et al

**Electronic Filing
Notice**Case No. 2019CV007372
Class Code: Foreclosure of Mortgage

FILED

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Clerk of Circuit Court

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Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4120.

Milwaukee County Circuit Court

Date: September 24, 2019



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

FILED
02-26-2020
John Barrett
Clerk of Circuit Court
2020CV001563
Honorable Laura Gramling
Perez-32
Branch 32

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

MARINE CREDIT UNION

811 Monitor Street
La Crosse, WI 54603,

Plaintiff,

-v-

Case No: _____

Case Code: 30404

Case Type: Foreclosure of Mortgage

JERROD DANTZLER

TIFFANIE DANTZLER

4145 North 51st Boulevard
Milwaukee, WI 53216

WISCONSIN ELECTRIC POWER CO.

231 W. Michigan Street
Milwaukee, WI 53203

COUNTY OF MILWAUKEE, WISCONSIN

Office of the County Clerk
901 North 9th Street
Milwaukee, WI 53233

CITY OF WEST ALLIS, WI

7525 W. Greenfield Ave
West Allis, WI 53214

HONOR FINANCE, LLC

1731 Central St.
Evanston, IL 60201

Defendants.

RECEIVED

FEB 27 2020

CITY OF WEST ALLIS
CITY CLERK

Splenda
2-27-20 10:40 AM

SUMMONS

THE STATE OF WISCONSIN, to each person named above as a Defendant:

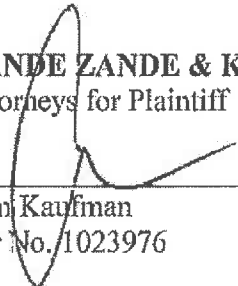
You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is attached states the nature and basis of the legal action.

Within 20 days of receiving this summons (60 days if you are the United States of America / 45 days if you are the State of Wisconsin), you must respond with a written answer, as that term is used in chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is **Clerk of Circuit Court, Milwaukee County Courthouse, 901 North 9th Street, Milwaukee, WI 53233**, and to the Plaintiff's attorney, whose address is **Sam Kaufman, Vande Zande & Kaufman, LLP, 408 E. Main Street, Waupun, WI 53963**. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (60 days if you are the United States of America / 45 days if you are the State of Wisconsin), the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 25 day of February, 2020.

VANDE ZANDE & KAUFMAN, LLP
Attorneys for Plaintiff



Sam Kaufman
Bar No. 1023976

408 E. Main Street
Waupun, WI 53963
(920) 324-2951

FILED

02-26-2020

John Barrett

Clerk of Circuit Court

2020CV001563

Honorable Laura Gramling
Perez-32

Branch 32

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

MARINE CREDIT UNION

811 Monitor Street

La Crosse, WI 54603,

Plaintiff,

Case No: _____

Case Code: 30404

Case Type: Foreclosure of Mortgage

-v-

JERROD DANTZLER

TIFFANIE DANTZLER

4145 North 51st Boulevard

Milwaukee, WI 53216

WISCONSIN ELECTRIC POWER CO.

231 W. Michigan Street

Milwaukee, WI 53203

COUNTY OF MILWAUKEE, WISCONSIN

Office of the County Clerk

901 North 9th Street

Milwaukee, WI 53233

CITY OF WEST ALLIS, WI

7525 W. Greenfield Ave

West Allis, WI 53214

HONOR FINANCE, LLC

1731 Central St.

Evanston, IL 60201

Defendants.

COMPLAINT

The above named plaintiff, Marine Credit Union, appearing by its attorney, Sam Kaufinan, asserts the following cause of action against the above named defendant:

1. The plaintiff, Marine Credit Union, is located in La Crosse, WI.
2. The defendant-mortgagors, Dantzler, are adult residents of the State of Wisconsin, residing in Milwaukee, WI.

3. The defendant, Wisconsin Electric Power Co., is located in Milwaukee, WI.
4. The defendant, County of Milwaukee, Wisconsin, is located in Milwaukee, WI.
5. The defendant, City of West Allis, is located in West Allis, WI.
6. The defendant, Honor Finance, LLC, is located in Evanston, IL.
7. The plaintiff is the current owner and holder of a mortgage note, a true and correct copy of the original which is in the possession of the plaintiff, is attached as exhibit A. That the defendants, Dantzler, are in breach of the subject note by their failure to pay the monthly installments due for the months of August 5, 2019 through February 5, 2020.
8. As of February 24, 2020 the amount due and owing to the plaintiff upon the subject note was \$42,529.27. See attached detailed calculation marked exhibit B.
9. To secure the subject note the defendants, Dantzler, conveyed to plaintiff a mortgage interest, a true and correct copy of the original mortgage which is attached as exhibit C, in the following property:

Lot Three (3), in Block Eleven (11), in ASSESSMENT SUBDIVISION NO. 99, being a part of the Southwest One-quarter (1/4) of Section Two (2), in Township Seven (7) North, range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, also the East 12.00 feet of the South 40.00 feet of the North 275.66 feet of Lot One (1), in Block One (1), in JOSEPH AUMUELLER SUBDIVISION, being a part of the Southwest One-quarter (1/4) of Section Two (2), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, lying immediately West of and adjacent to the premises herein above described and conveyed.

Tax Key No. 2490123100

Address: 4145 North 51st Blvd, Milwaukee, WI

10. At all material times the subject mortgage was conveyed to plaintiff as a purchase money mortgage lien pursuant to §708.09, Wis. Stats.
11. The subject property is less than twenty (20) acres. That said property is occupied as homestead by the defendant-mortgagors and cannot be sold in part or parcels without material

injury to the rights of the parties hereto.

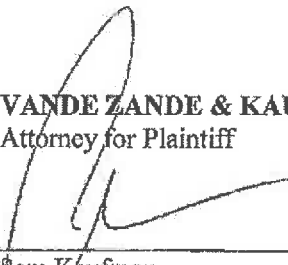
12. That the property shall be sold in accordance with Sec. 846.10, Wis. Stats., with a twelve (12) month redemption period from entry of judgment.
13. The plaintiff asserts a claim against the defendants, Dantzler, joint and severally, for entry of a money judgment for any deficiency balance remaining after disposition of the subject property.
14. The defendant, Wisconsin Electric Power Co., may assert an interest in the property by virtue of a judgment lien entered in Milwaukee County case no. 2011 SC 18594. Pursuant to §708.09, Wis. Stats., any such interest is junior and subordinate to plaintiffs mortgage interest.
15. The defendant, County of Milwaukee, Wisconsin, may assert an interest in the property by virtue of a judgment lien entered in Milwaukee County case no. 2012 TR 22231. Pursuant to §708.09, Wis. Stats., any such interest is junior and subordinate to plaintiffs mortgage interest.
16. The defendant, City of West Allis, may assert an interest in the property by virtue of a judgment lien entered in Milwaukee County case no. 2014 TJ 819. Pursuant to §708.09, Wis. Stats., any such interest is junior and subordinate to plaintiffs mortgage interest.
17. The defendant, Honor Finance, LLC, may assert an interest in the property by virtue of a judgment lien entered in Milwaukee County case no. 2017 SC 12778. Pursuant to §708.09, Wis. Stats., any such interest is junior and subordinate to plaintiffs mortgage interest.
18. The plaintiff requests the right to amend pleadings pursuant to §846.09, Wis. Stats., to join additional necessary parties.

WHEREFORE, the plaintiff demands judgment in favor of the plaintiff and against the defendants as follows:

1. Against the defendants and all other persons who may claim an interest in and to the subject property subsequent to the filing of the lis pendens, for foreclosure of the subject property as prescribed by law, including the defendant's right to redeem the same;
2. For such other and further order and relief as may be just and equitable, and for costs, disbursements, reasonable attorney's fees.

Dated this 25 day of February, 2020.

VANDE ZANDE & KAUFMAN, LLP
Attorney for Plaintiff



Sam Kaufman
State Bar No. 1023976

PO Box 430
Waupun, WI 53963
(920) 324-2951



PO Box 309
Oshkosh WI 54650

LOANLINER

ADJUSTABLE RATE NOTE

(1-Year Treasury Index--Rate Caps)

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. THIS NOTE LIMITS THE AMOUNT MY INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY.

01/31/2018

[Date]

WAUNATOSA

[City]

WI

[State]

4145 NORTH 51ST BOULEVARD, MILWAUKEE, WI 53216

[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$38,700.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is MARINE CREDIT UNION.

I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 12.240%. The interest rate I will pay will change in accordance with Section 4 of this Note.

The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 5TH day of each month beginning on 03/05/2018. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of the date received, then to late charges and interest before Principal. If, on 02/05/2028, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at MARINE CREDIT UNION

7600 W BLOOMING RD

WAUNATOSA, WI 53213

or at a different place

if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. \$561.47. This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the 1ST day of FEBRUARY, 2023, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an index. The "index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding ELEVEN AND SEVENTY-FOUR HUNDREDTHS percentage points (11.740%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

WISCONSIN ADJUSTABLE RATE NOTE--ARM 5-1--SINGLE FAMILY

001

[page 1 of 3]

WV181 (02/26/20)-e



The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 14.240 %. Thereafter, my interest rate will never be increased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than 18.240 %. My interest will never be less than 12.240 %.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

5. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payment unless the Note Holder agrees in writing to those changes. My partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

6. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

7. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

8. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

9. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

10. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor and waive the benefit of the homestead exemption as to the Property described in the Security Instrument (as defined below). "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

11. SECURED NOTE

This Note is an instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:


If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay those sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

NOTICE: The Initial Index value for this loan is 1.820 %.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.


 JERROD R. DANZLER (Seal)
 Borrower


 TIFFANY A. DANZLER (Seal)
 Borrower

X
 (Seal)
 Borrower

X
 (Seal)
 Borrower

MARINE CU
 Loan Originator Organization
 NANCY GEHRKE
 Loan Originator

472385
 NMLS ID Number
 427073
 NMLS ID Number

DANTZLER, JERROD Loan #

1ST MORTGAGE ARM 365

081..02/24/2020

A payment of \$42,529.27 is required to pay off this loan on 02/24/20.

Principal Balance: 36,944.18
Interest Type: Daily
Interest Rate: 12.240
Interest Due: 1,844.57
One Day's Interest: 12.3890
Due Date: 08/05/2019
Amount Past Due by Payoff Date: 5,617.52
Past Due Payment Count: 7
Late Charge Due: 22.46
Available Escrow Balance: -3,718.06
Escrow Dividend: N/A

Homeowners Insurance:
Next Distribution Date: 01/26/2021
Next Distribution Amount: 2,100.33

Property Tax:
Next Distribution Date: 12/31/2020
Next Distribution Amount: 3,654.95

EXHIBIT

B

DOC # 10749781

RECORDED
02/02/2018 12:41 PMJOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00

FEE EXEMPT #:

***This document has been
electronically recorded and
returned to the submitter.*****MORTGAGE**After Recording Return To:
MARINE CREDIT UNION
PO Box 309
Onajaka WI 54650

PARCEL ID NUMBER: 2490123100

SPACE ABOVE THIS LINE FOR INCORPORATION'S USE

LOANLINES**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated 01/31/2018, together with all Riders to this document.(B) "Borrower" is: JERROD DANIELER
TIFFANIE DANIELER
HUSBAND AND WIFE
PURCHASE MONEY MORTGAGE

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is MARINE CREDIT UNION. Lender is a
STATE CHARTERED CREDIT UNION organized and existing under the laws of
WISCONSIN. Lender's address is
811 MONITOR STREET
LA CROSSE, WI 54603

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated 01/31/2018. The Note states that Borrower owes Lender
Thirty-Eight Thousand Seven Hundred and 00/100Dollars (U.S. \$38,700.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 02/05/2028.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

WISCONSIN-SINGLE FAMILY

WISCONSIN-SINGLE FAMILY

Doc Yr: 2018 Doc# 10749781 Page# 1 of 15



MORTGAGE

After Recording Return To:
MARINE CREDIT UNION
 PO Box 309
 Oneaska WI 54650

PARCEL ID NUMBER: 2490123100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

IQANLINER

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 18.

(A) "Security Instrument" means this document, which is dated 01/31/2018, together with all Riders to this document.

(B) "Borrower" is: **JERROD DANTZLER**
TIFFANIE DANTZLER
HUSBAND AND WIFE
PURCHASE MONEY MORTGAGE

Borrower is the mortgagor under this Security Instrument.

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- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the following described property located in the _____

_____ COUNTY _____ of _____ MILWAUKEE
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

Lot Three (3), in Block Eleven (11), in Assessment Subdivision No. 99, being a part of the Southwest One-quarter (1/4) of Section Two (2), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, also the East 12.00 feet of the South 40.00 feet of the North 275.66 feet of Lot One (1), in Block One (1), in Joseph Amueller Subdivision, being a part of the Southwest One-quarter (1/4) of Section Two (2), in Township Seven (7) North, of Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, lying immediately West of and adjacent to the premises herein above described and conveyed.

which currently has the address of _____ 4145 NORTH 51ST BOULEVARD _____
_____ (Street)
_____ MILWAUKEE _____ Wisconsin _____ 53216 _____
_____ (City) _____ (Zip Code)

("Property Address"):

WISCONSIN-SINGLE FAMILY

(Page 2 of 12)

AMERICAN SOUTHERN

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a security instrument covering real property.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) late charges; (b) amounts due under Section 3; (c) interest due under the Note; (d) principal due under the Note. Such payments shall be applied to each Periodic Payment in the order in which it became due.

If Lender receives a payment from Borrower for a delinquent Periodic Payment, which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage

Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 8. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 16 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

6. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any

other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower. Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 2.2 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the

Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying Reasonable Attorneys' Fees (as defined in Section 25) to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. **Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required

Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has -- if any -- with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower

fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify

Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report change of address through the specified procedure. Those may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. **Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. **Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

18. **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest In the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

14. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. **Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25), property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. **Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of

the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. **Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25) and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of sale in the manner prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Lender shall publish

the notice of sale, and the Property shall be sold in the manner proscribed by Applicable Law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25); (b) to all sums secured by this Security Instrument; and (c) any excess to the clerk of the circuit court of the county in which the sale is held.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Accelerated Redemption Periods. If the Property is a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Borrower agrees to the provisions of Section 846.101 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less six months after a foreclosure judgment is entered. If the Property is other than a one-to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church, or a tax-exempt charitable organization, Borrower agrees to the provisions of Section 846.103 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

25. Attorneys' Fees. If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "Reasonable Attorneys' Fees" shall mean only those attorneys' fees allowed by that Chapter.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

X JENNOD DREZLER
Borrower

X STEFANY DREZLER
Borrower

X _____
Borrower

X _____
Borrower

| | |
|------------------------------|-----------------|
| MARINE CREDIT UNION | 472385 |
| Loan Originator Organization | NMLSR ID Number |
| NANCY GERHKE | 427073 |
| Loan Originator | NMLSR ID Number |

* _____ signs as Borrower solely for the purpose of waiving dower rights without personal obligation for payment of any sums secured by this Security Instrument.

This instrument was prepared by AARON CLEMENTS

Use this acknowledgment for individual(s) acting on her/his own behalf.

State of Wisconsin
County of Milwaukee

This instrument was acknowledged before me on 1/31/18 (date)

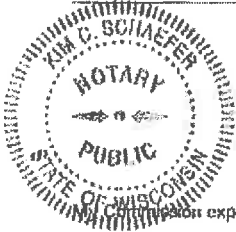
by JERROD DANTZLER
TIFFANIE DANTZLER
HUSBAND AND WIFE

(name(s) of person(s))

Signature of Notarial Officer

Kim C. Schaefer
Notary Name Typed, Printed or Stamped

Notary
Title (and Rank)



My Commission expires: 6-27-2021

Use this acknowledgment for individual(s) acting in a representative capacity (e.g., as a trustee for a trust).

State of Wisconsin
County of _____

This instrument was acknowledged before me on _____ (date)

by _____

(name(s) of person(s)) as

(type of authority, e.g., officer, trustee, etc.) of

(name of party on behalf of whom instrument was executed)

(Seal, if any)

Signature of Notarial Officer

Notary Name Typed, Printed or Stamped

Title (and Rank)

My Commission expires:

STATE OF WISCONSIN**CIRCUIT COURT****MILWAUKEE**

Marine Credit Union vs. Jerrod Dantzler et al

**Electronic Filing
Notice**

Case No. 2020CV001563

Class Code: Foreclosure of Mortgage

FILED

02-26-2020

John Barrett

Clerk of Circuit Court

2020CV001563

Honorable Laura Gramling
Perez-32

Branch 32

CITY OF WEST ALLIS, WI
7525 W. GREENFIELD AVE
MILWAUKEE WI 53214

Case number 2020CV001563 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$20.00 fee to register as an electronic party.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: cf5aa9

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4120.

Milwaukee County Circuit Court
Date: February 26, 2020



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk



CLAIMANT CONTACT INFORMATION

Name: Kyle Ehler
Address: 1100 S 63th

Phone: 414 377-5859
Email: kyle.dogg4@gmail

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 12/19/19
Location: 1100 S 63th

Time of day: NOON

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

City cutting down tree left house
caused damage to siding and pipes.

flash drive in Attorney's Office
7/8/2020

Check one:

- ☐ I am seeking damages at this time (complete Claim Amount section below)
☒ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: [Signature]

Date: 7/7/20

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ _____

CITY OF WEST ALLIS
BINS

SAVE

PRINT

JUL 06 2020

RECEIVED
TIME _____ PER _____

Qualitywork@actesllc.com



A Custom To, LLC

Roofing, Siding, Windows, Gutters, Attic Insulation & Venting Solutions

Proposal

| | | | |
|-----------|------------------------------|-----------|-----------|
| Customer | Kyle Ehler | Date | 10-14-20 |
| Address | 1100 S. 65 th St. | Roof | No |
| City/ST | West Allis, WI. | Gutters | No |
| Phone | 414-377-5859 | Siding | As Listed |
| Fax | N/A | Other | No |
| Attention | Lokedogg4@gamil.com | Inspector | Keith |

Scope of Work:

Tear Off & New Vinyl Siding Install on North and Northeast Corner of House Only : (does not include roof dormer)

Please remove items from walls that could move or fall when pounding nails to secure siding.

- Tear off existing layer of vinyl siding and dispose of all debris into dumpster provided by contractor.
- Install new 3/8" thick fan fold insulation.
- Install insulation tape at all seams and around all windows and penetrations.
- Install new starter strip.
- Install new metal drip caps above windows and doors.
- Install new outside & inside corners.
- Install new J-channel.
- Install new Single 8", Mastic brand vinyl siding. (color – white)
- Install utility trim below all window J's and horizontally below soffit J's.
- All accessories are used in accordance with manufactures standards and don't affect the overall proposed price. Accessories to include light blocks, split minis and dryer vent caps.

____ \$6,390.00

Price: Includes Material & Labor

As Listed Above.

Please initial by any work you wish to have performed.

Payable upon completion of work.

Please read terms and agreement section before signing proposal.

Warranty Information:

CUSTOM WORK FOR QUALITY MINDED PEOPLE
AT AFFORDABLE PRICES



ESTIMATE
HEATH SWANSON
414-712-8397

12200 West Adler Lane
West Allis, WI 53214
(414) 543-0929
www.WeatherProExteriors.com

SIDING WORK ORDER AND ADDENDUM

Customer: KYLE ELLERT No. of Days: _____ Job #: _____
Address: 1100 S. 65TH ST Hm: _____ Measured By: _____
City: WEST ALLIS State: WI Zip: _____ Wk: _____ Sales Rep: HEATH SWANSON
E-mail: _____ Cell: _____ Sale Date: _____
Roof Pitch: _____ No. of stories: 1 House Type: 2 STORY Dumpster Location: STREET

| PRODUCT | COLOR | DESCRIPTION / LOCATION |
|--|--------------|--|
| WeatherPro Siding <input type="checkbox"/> Structure <input checked="" type="checkbox"/> Quest <input type="checkbox"/> Board & Batten <input type="checkbox"/> Cedar Discovery <input type="checkbox"/> LP Smartside <input type="checkbox"/> _____ <input type="checkbox"/> DL - 4.5" <input type="checkbox"/> D - 4" <input type="checkbox"/> D - 5" <input type="checkbox"/> D - 6" <input type="checkbox"/> S - 7" <input type="checkbox"/> T - 5" <input type="checkbox"/> D - 7" <input type="checkbox"/> Hand Split <input type="checkbox"/> Half Round <input checked="" type="checkbox"/> 8" SMOOTH | <u>WHITE</u> | <u>NORTH SIDE</u> <u>FACING W WASHINGTON ST</u> |
| Tyvek Included <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | N/A | |
| Tear Off Old Siding <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | N/A | |
| Fan Fold Insulation Included <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A | |
| Corners <input checked="" type="checkbox"/> T5 <input type="checkbox"/> F5 <input type="checkbox"/> FLS <input type="checkbox"/> _____ <input type="checkbox"/> LS <input type="checkbox"/> C <input type="checkbox"/> B <input type="checkbox"/> W4 <input type="checkbox"/> W3 <input type="checkbox"/> M4 | | |
| Soffit <input type="checkbox"/> Aluminum <input type="checkbox"/> Continuous Vent <input type="checkbox"/> D6 <input type="checkbox"/> T4 | | |
| Fascia, Frieze, and Beams <input type="checkbox"/> Fascia <input type="checkbox"/> Beams *Posts can't be trimmed | | |
| Gutters and Downspouts <input type="checkbox"/> New 5" Seamless / 4" Downs <input type="checkbox"/> Existing placement <input type="checkbox"/> Change Placement | N/A | |
| Gutter Protection <input type="checkbox"/> Gutter Protection (see drawing) <input checked="" type="checkbox"/> Not Included | | |
| Window, Door, and Garage Door Trim <input type="checkbox"/> Aluminum <input type="checkbox"/> Smooth <input type="checkbox"/> 3 1/2" Vinyl Lineal <input type="checkbox"/> PVC Textured | | |
| Shutters <input type="checkbox"/> Panel / Panel <input type="checkbox"/> Louvered / Louvered | | |
| Installation <input type="checkbox"/> Replace Gable Vents <input type="checkbox"/> Replace Rotted Wood (see description and drawing) <input type="checkbox"/> Remove and Replace Awnings <input type="checkbox"/> Fascia Build Out | | |
| NOTES: <u>FRONT SIDE FOR ADDITIONAL</u> <u>\$1225 WITH 15% TALL SPECIAL</u> <u>TOTAL FOR BOTH SIDES = \$5535</u> <u>FOR 8" SMOOTH</u> <u>ON SIDE OF HOUSE</u> <u>\$5071 - 15% = \$5931</u> | | |
| DRAWING: | | |

I hereby agree that the above listed options are correct. Only work as stated above, on the retail contract or other official addendums will be honored. Oral or implied representations are not recognized. Any requests for additional labor and/or materials are at an additional charge. Pre-existing conditions such as rotted wood, insect infestation, code violations, etc. unknown to us at time of sale or commencement may require additional labor and materials at an additional charge, payable upon substantial completion. WeatherPro Exteriors will remove siding when structurally allowed; however, if existing structure does not have proper backing, the new siding will be installed over existing siding. Due to existing conditions beyond our control, repairs on existing leaky gutters can be attempted but cannot be guaranteed.

Customer: _____ Date: _____ Customer: _____ Date: _____



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
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| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

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|----------------------------------|--------------------------|----------------|--------------|--------------------|
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| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk



CITY OF WEST ALLIS
15 SEP '20 AM 11:46

CLAIMANT CONTACT INFORMATION

Name: GARY SWANSBY Phone: (414) 334-0071
Address: 1508 S. 74th ST. APT. 102 Email: _____
WEST ALLIS, WI 53214

INSTRUCTIONS

Complete this form and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: AUGUST 6, 2020 Time of day: 4:00pm 430 pm
Location: _____

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

WHILE ON WALKING OVER TO GREENFIELD AVE.
ON 74th ST. FROM CARNEGIE PLACE THERE WAS
A DIFFERENCE OF AT LEAST TWO INCH BETWEEN
SLABS OF CONCRETE WHICH CAUSED ME TO TRIP
FRACTURING MY THUMB AND KNEE THIS SHOULD
HAVE BEEN RECOGNIZED BY THE CITY AND REPAIRED
MY INSURANCE AND MEDICARE HAVE PAID FOR THE
MAJORITY OF THIS I HAVE RECEIVED A BILL FOR
\$90 I HAVE NOT RECEIVED BILLS FROM THE
DOCTOR WHICH I SHOULD BE GETTING SOON
I WOULD EXPECT THE CITY WOULD PAY WHAT
MY INSURANCE DON'T WHEN I GET BILLS
I WILL NOTIFY YOU.

THANK YOU

SIDE WALK CRACK 1444x1446
5-74th ST

Check one:

- ☐ I am seeking damages at this time (complete Claim Amount section below)
☒ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Gary M. Swansby

Date: 9-15-2020

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ _____

Detail of New Activity

Thank you for choosing Aurora Health Care. We appreciate your prompt payment for full Amount Due on this statement.

Gracias por elegir Aurora Health Care. Agradecemos su pronto pago del monto total adeudado en este estado.

| Date of Service | Description | Charges | Payments/ Adjustments | Balance Due |
|--------------------------------------|--|------------------------------------|-----------------------|----------------|
| Patient Name: SWANSBY, GARY M | | | | |
| 08/06/20 | 191664317 | Location: AWAMC Emergency Services | | |
| | PHARMACY - GENERAL CLASSIFICATION | 9.80 | | |
| | MEDICAL/SURGICAL SUPPLIES AND DEVICES - GENERAL CLASSIFICATION | 240.00 | | |
| | LABORATORY - GENERAL CLASSIFICATION | 71.00 | | |
| | RADIOLOGY - DIAGNOSTIC - GENERAL CLASSIFICATION | 1,761.00 | | |
| | PHYSICAL THERAPY - GENERAL CLASSIFICATION | 580.00 | | |
| | EMERGENCY ROOM - GENERAL CLASSIFICATION | 1,690.00 | | |
| | PHARMACY - EXTENSION OF 025X - SINGLE SOURCE DRUG | 229.74 | | |
| 08/28/20 | AARP Medicare Advantage Payments | | -467.60 | |
| 08/28/20 | AARP Medicare Advantage Adjustments | | -4,023.94 | |
| | Your Responsibility | | | \$90.00 |
| | New Activity Balance Due | | | \$90.00 |

Total Amount Owed to Aurora (As of this Statement)

\$90.00

MyAdvocateAurora

MyAdvocateAurora is a free, personalized patient account that lets you manage your health online from absolutely anywhere. Message your doctor, view test results, schedule appointments, and pay your bill online - all from a secure, personalized dashboard.

Claim your MyAdvocateAurora account now (2-minute sign-up)

1. Go to myadvocateaurora.org/activate
2. Enter your activation code: **5F97P-23FDM-WHMS7** (expires on: 9/25/2020)
3. Follow the on-screen prompts to set up your free account.

Together let's make healthy happen.

Find out how we're expanding your access to world-class care as one of the 10 largest not-for-profit, integrated health systems in the United States.

Visit AdvocateAuroraHealth.org



Payment Options:

☐ Pay Online: aurora.org/billing

① Phone: 1-800-326-2250

☐ Mail: PO Box 809418 Chicago, IL 60680-9418

Account Information

Guarantor Name: SWANSBY, GARY M

Guarantor Account Number: 566907

011577

AUR12A 1975407 888051561

Gary M Swansby
1508 S 75th St Apt 102
West Allis WI 53214-5718



Guarantor Account Summary

Total Amount Owed \$90.00

Charge, payment, and adjustment detail can be found starting on Page 3

Payment Plan Information

Monthly Amount: \$0.00
Payment Plan Balance: \$0.00
Overdue: \$0.00

Payment Plan Amount Due \$0.00
Amount Due not on Payment Plan \$90.00

Amount Due \$90.00

Thank you for choosing
Aurora Health Care
for your health care needs!

Sign up for Paperless Bills

- Get email reminders when your statement is ready
- Pay your bills online
- Save time, checks & postage

Visit:
myadvocateaurora.org

Customer Care

- Please contact us for questions, or to discuss a possible payment plan or financial assistance based on need.

- Para español favor llámara a 1-866-629-6033

Hours: Monday - Friday 8:00am - 5:00pm

Contact us: **1-800-326-2250**
customerservice@aurora.org

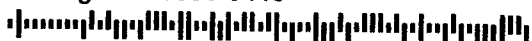


Statement Date
09/08/20

| Account | Acct # | Date Due |
|-------------------|---------------------------|----------|
| SWANSBY, GARY M | 566907 | 09/21/20 |
| Amount Due | Amount I am Paying | |
| \$90.00 | \$ | |

Make check payable to **Aurora Health Care**

AURORA HEALTH CARE
PO Box 809418
Chicago IL 60680-9418



Select One: ☐ Payment Enclosed or Choose Card Below:

☐ VISA ☐ ☐ ☐

Card # _____

Exp. Date _____

Print Cardholder's Name _____

Signature _____



CLAIMANT CONTACT INFORMATION

Name: GARY M. SWANBY
Address: 1508 S. 75TH ST. APT. 102
WEST ALLIS, WI 53214

Phone: 414-334-0071
Email: _____

INSTRUCTIONS

Complete this form and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: AUGUST 6th 2020
Location: _____

Time of day: 4.00 PM
4.30 PM

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

WHILE WALKING OVER TO GREENFIELD AVE.
ON 74TH ST. FROM CARNEGIE PLACE THERE WAS A
DIFFERENCE OF AT LEAST 1 INCH BETWEEN SLAB OF
CONCRETE WHICH CAUSED ME TO TRIP FRACTURING
MY KNEE AND THUMB THIS SHOULD HAVE BEEN
RECOGNIZED BY THE CITY AND REPAIRED MY
INSURANCE AND MEDICARE HAVE PAID FOR THE
MAJORITY OF THIS I HAVE RECEIVED BILLS
THAT I WOULD EXPECT THE CITY OF WEST TO PAY
INCLUDING THE BILL FROM FIRE DEPT.
THANK YOU,

SIDEWALK CRACK 1444 & 1446
S. 74TH ST.

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Gary M. Swanby

Date: 1-5-2021

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 343

Detail of Previous Services

The Amount Due is seriously past due and may be referred to an outside collection agency. Please pay your Amount Due today. Visit Myadvocateaurora.org to make an online payment or contact us at 1-800-326-2250 to discuss your payment options.

El monto adeudado está muy atrasado y puede remitirse a una agencia de cobranza externa. Sírvase pagar el monto adeudado hoy. Visite Myadvocateaurora.org para realizar un pago en línea o contáctenos al 1-800-326-2250 para discutir sus opciones de pago.

| Date of Service | Description | Charges | Payments/ Adjustments | Balance Due |
|--------------------------------------|-------------------------------------|---|-----------------------|-------------|
| Patient Name: SWANSBY, GARY M | | | | |
| 08/06/20 | 191664317 | Location: AWAMC Emergency Services | | |
| | Balance Forward | 4,581.54 | -4,491.54 | \$90.00 |
| | Your Responsibility | | | \$90.00 |
| Patient Name: SWANSBY, GARY M | | | | |
| 08/24/20 | 192350366 | Location: AHCM St Lukes Imaging - Diagnostic Radiology | | |
| | Balance Forward | 474.00 | -460.00 | \$14.00 |
| | Your Responsibility | | | \$14.00 |
| Patient Name: SWANSBY, GARY M | | | | |
| 09/14/20 | 192944917 | Provider: SIMON, ANDREW D Location: AURORA ADVANCED HEALTHCARE MAYFAIR AMC | | |
| 09/14/20 | XRAY KNEE 3 VIEW | 258.00 | | |
| 10/23/20 | AARP Medicare Advantage Payments | | -23.55 | |
| 10/23/20 | AARP Medicare Advantage Adjustments | | -220.45 | |
| | Your Responsibility | | | \$14.00 |
| | Previous Services Balance Due | | | \$118.00 |

Total Amount Owed to Aurora (As of this Statement)

\$118.00

MyAdvocateAurora

MyAdvocateAurora is a free, personalized patient account that lets you manage your health online from absolutely anywhere. Message your doctor, view test results, schedule appointments, and pay your bill online - all from a secure, personalized dashboard.

Claim your MyAdvocateAurora account now (2-minute sign-up)

1. Go to myadvocateaurora.org/activate
2. Enter your activation code: **KS6QS-JGM6X-BZF9T** (expires on: 12/30/2020)
3. Follow the on-screen prompts to set up your free account.

Together let's make healthy happen.

Find out how we're expanding your access to world-class care as one of the 10 largest not-for-profit, integrated health systems in the United States.

Visit AdvocateAuroraHealth.org

 **AdvocateAuroraHealth**

CITY OF WEST ALLIS FIRE DEPT

C/O Billing Office
N2930 STATE ROAD 22
WAUTOMA, WI 54982-5267



GARY SWANSBY
1508 S 75TH ST APT 102
MILWAUKEE, WI 53214-5718

Visit: www.myambulancebill.com to

- Make a Payment
- Provide an Electronic Signature
- Review FAQ's
- Submit a Question
- Submit/Upload Information (Insurance, Contact, Legal)

Call Number: 07-20-5602
Service Provided By: CITY OF WEST ALLIS FIRE DEPT
Service ID: AMB7

Phone: 1-800-786-4911

| | |
|--------------------------|----------------------------------|
| PATIENT NAME: | GARY SWANSBY |
| DATE OF CALL: | 08/06/2020 |
| TRANSPORTED FROM: | 7130 W GREENFIELD AVE |
| TRANSPORTED TO: | AURORA WEST ALLIS MEDICAL CENTER |
| REASON(S) FOR TRANSPORT: | S80.911A Z74.3 |
| BILLING DATE: | 09/23/2020 |

Final Notice

Payment is due on this account. You are responsible for the balance due. Please mail your payment or pay online at www.myambulancebill.com.

| DESCRIPTION OF CHARGES | HCPC | QUANTITY | UNIT PRICE | AMOUNT |
|------------------------------|-------|----------|----------------------|-------------------|
| BLS EMERGENCY BASE RATE -RES | A0429 | 1.0 | \$1,014.66 | \$1,014.66 |
| MILEAGE RESIDENT | A0425 | 2.1 | \$22.00 | \$46.20 |
| | | | Total Charges | \$1,060.86 |

| DESCRIPTION OF PAYMENT | CHECK # | PAYMENT DATE | AMOUNT |
|------------------------|----------|----------------------|-----------------|
| MANDATORY ADJUSTMENT | | 09/22/2020 | \$679.78 |
| INSURANCE PAYMENT | 41015896 | 09/22/2020 | \$156.08 |
| | | Total Credits | \$835.86 |
| Current Balance | | | \$225.00 |

LIFB/OSP2FN/07-20-5602 880012664350

341/0000293/

IMPORTANT: PLEASE ENCLOSE THIS PORTION WITH YOUR PAYMENT.

To pay this bill with a

VISA



Credit/Debit/HSA/Flex Spending Card

Please visit our website at
www.myambulancebill.com

or call our office at:

1-800-786-4911

Convenience charges may be applicable per state laws and regulations.

Pay Online at: www.myambulancebill.com

Amount Enclosed:

Make Checks Payable To: CITY OF WEST ALLIS FIRE DEPT

Patient: SWANSBY, GARY M

Date of Service: 08/06/2020

Call Number: 07-20-5602

Current Balance: \$225.00

Amount Due: \$225.00

RETURN IN PROVIDED ENVELOPE TO:



CITY OF WEST ALLIS FIRE DEPT
C/O Billing Office
N2930 STATE ROAD 22
WAUTOMA, WI 54982-5267

Returned Check Charges: Bank charges and/or fees may apply for any check returned unpaid, applicable within State Law.

Life Line Billing Systems, LLC
d/b/a LifeQuest Services:911 Pro Billing
N2930 State Rd 22
Wautoma, WI 54982-5267



December 17, 2020



Gary M Swansby
1508 S 75th St Apt 102
Milwaukee, WI 53214-5718

Call 1-877-663-3729

www.MyPastDueBill.com

| | |
|--------------------|--------------------|
| Original Creditor: | City of West Allis |
| Name: | SWANSBY, GARY M |
| Date of Service: | 08/06/20 |
| Service ID: | AMB 7 |
| File Number: | 964142 |
| Amount Due: | \$225.00 |

STATEMENT OF ACCOUNT

VALIDATION OF DEBT

This is a communication from a debt collector. This is an attempt to collect a debt, and any information obtained will be used for that purpose.

As of the date of this letter, you owe \$225.00 to City of West Allis. Because of interest, the amount due will increase. However, if you pay the amount due as noted in this letter before any further contact with you or we send another written notice, we will accept that payment to satisfy this debt. Please contact our office at 1-877-663-3729 to resolve your account.

IMPORTANT CONSUMER NOTICE

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of this debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days of receiving that you dispute the validity of this debt or any portion thereof, this office will obtain verification of the debt or obtain a copy of a judgement and mail you a copy of such judgement or verification. If you request this office in writing within 30 days after receiving this notice this office will provide you with the name and address of the original creditor, if different from the current creditor.

This collection agency is licensed by the Division of Banking in the Wisconsin Department of Financial Institutions, www.wdfi.org.

LIFE/84 879003376420

100/0000100/0002

ENCLOSE THIS PORTION WITH YOUR PAYMENT DUE

To pay this bill with a

VISA



Credit/Debit/HSA/Flex Spending Card

Please visit our website at

www.MyPastDueBill.com

or call our office at:

1-877-663-3729

Convenience charges may be applicable per state laws and regulations.

Original Creditor: City of West Allis

Debtor: Gary Swansby

Service ID: AMB 7

Call Number: 07-20-5602

File Number: 964142

Amount Due: \$225.00

Amount Enclosed:

Make Checks Payable To: Life Line Billing Systems, LLC

RETURN IN PROVIDED ENVELOPE TO: Life Line Billing Systems, LLC



Life Line Billing Systems, LLC
N2930 State Rd 22
Wautoma, WI 54982-5267

Pay Online at: www.MyPastDueBill.com
(877) 663-3729

786



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk



CLAIMANT CONTACT INFORMATION

Name: Rachel Piette
Address: 8290 W Orchard St, Apt #137
West Allis, WI 53214

Phone: 801-564-5646
Email: rachelallover@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM


Date of incident: 09/11/2020 Time of day: approx. 4 am
Location: NE corner of S 76th St and W National Ave

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

On the morning of 9/11/20, I was parked on the NE corner of S 76th St and W National Ave; I was on my way home and I pulled over because I was having a panic attack. I was in crisis, as I was suffering from a severe manic episode (I am diagnosed with Bipolar Disorder). During this medical emergency, I was approached by West Allis Police Department (WAPD) officers. I notified the WAPD officers that I was experiencing a medical emergency, and they did call for an ambulance. However, in the height of my mania and panic attack, I was experiencing severe paranoia and was having a difficult time trusting the officers and EMTs. During this encounter, the officers grew increasingly frustrated with me, and they began to raise their voices at me. This triggered my PTSD and sent me into further mental distress. Instead of being met with de-escalation tactics, I was met with anger and abusive behavior, which worsened the mental health crisis I was experiencing. This incident resulted in my car being towed, and it cost me \$305.95 to retrieve. In this case, there is no reason that my car had to be towed--when the WAPD officers found that I was unfit to drive, they could've simply taken my car keys and left the car parked until the next day. I feel the officers towed my car in retaliation to my distrust and arguing with them--and again, the reason I was being "difficult" is due to the paranoia and panic attack related to my mental illness. I have attached paperwork to verify that I was truly experiencing a mental health emergency, as I was admitted to the hospital later that day. I am seeking reimbursement for the tow fee that resulted from this incident.

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: 

Date: _____

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 305.95

SAVE

PRINT

18 NOV 20 AM 11:37
CITY OF WEST ALLIS



Aurora Health Care®

Milwaukee, Wisconsin

☒ AHCM-SS☐ APH☐ ASMMC☐ Other: _____

MRN: 11128014

PIETTE, RACHEL

REG: 8/11/20

ATT: Noel K Garchitorena, MD

**STATEMENT OF HOSPITALIZATION/TREATMENT
AND RETURN TO WORK**

This is to attest that the below listed patient is/was a patient of mine at Aurora Health Care for treatment.

Patient Name: Rachel PietteDOB: [REDACTED]Start Date of Care: 9/11/2020☒ End Date of Care: 9/14/2020

or

☐ Estimate of when s/he will complete treatment until: _____

Estimated period of incapacity: _____

S/he may return to work on 9/16/2020 with the following restrictions:☒ None☐ No Overtime☐ Day shift only☐ Follow Doctors orders/directions and make all follow up appointments.☐ Flexible scheduling to allow attendance at ongoing treatments.☐ No physical limitations☐ No change in physical limitations☐ OtherV.O. Dr. Garchitorena / Maryellen Sabal RN
Physician Signature9/14/2020
Date**STATEMENT OF HOSPITALIZATION/
TREATMENT AND RETURN TO WORK**
(Return to Work/School)White - Patient / White - Medical Records
© AHC 24102040 (Rev. 01/14)



"DAMAGE FREE"
TOWING

N & S TOWING, INC.
1719 So. 83rd Street • West Allis, WI 53214
476-8697 • Fax 476-7828
- 24 HOUR ROAD SERVICE -

FLAT BED SERVICE

| | | | | | |
|--|---------------------------------|--|-------------------------------|--------------------|---------------|
| TOWED FOR <u>Rachel R. Piette</u> | | DATE <u>9/15/20</u> | | CASH | <u>2</u> |
| ADDRESS <u>8290 W. Orchard St #B137 West Allis, WI 53214</u> | | RO# <u>WES324</u> PO# | | CHARGE | |
| FLATBED TOW SERVICE CALL <u>P.T.</u> | | MAKE <u>Ford Escape</u> YEAR <u>12</u> | | DRIVER <u>off</u> | |
| LICENSE # | STATE <u>WI</u> VIN <u>3491</u> | LOCATION <u>1632 S. 26th</u> | | TRUCK # <u>off</u> | |
| VIN # | GE | Admin <u>Ken Noth</u> | | | <u>125.00</u> |
| NAME | | | | | <u>40.00</u> |
| ADDRESS | PHONE () | | | | |
| DL# | | ADVANCE CHARGES <u>SD</u> | | | |
| ACC# | EXP: <u>1/12</u> | STORAGE <u>9/11/20 TO 9/15/20</u> | | | <u>125.00</u> |
| I agree to not hold N&S Towing responsible for damages done to my vehicle due to services provided by them unless negligence can be proven and also I agree to pay total amount of invoice according to card issuers agreement and/or N&S Towing's billing policy if credit voucher. | | | AUTHORIZATION # <u>289268</u> | TAX | <u>15.95</u> |
| | | | TOTAL | | <u>305.95</u> |
| | | | 33363 | | |

X [Signature]
OWNER/ REPRESENTATIVE

X DRIVER

N&S Towing Inc
1719 S 83rd St
MILWAUKEE, WI 53214
414-476-8697
39300987856080

SALE

MI: 6080 Store: 0001 Term: 0002
REF#: 00000014

Batch #: 002 RRN: 025976408385
09/15/20 1135:19

Trans ID: 300259597196329
APPR CODE: 28958C

VISA *****3438
Chip

AMOUNT \$305.95

APPROVED

VISA CREDIT
AID: A0000000031010
TVR: 80 80 00 80 00
TS: 68 00

THANK YOU

CUSTOMER COPY



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
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| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
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| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

2020-0821
12-15-20

11-30-20
12-10 PM
[Signature]

NOTICE OF CLAIM
and
NOTICE OF INJURY

**TO: REBECCA GRILL, CITY CLERK OR HER DESIGNATED AGENT FOR
SERVICE OF PROCESS
CITY OF WEST ALLIS
7525 W. Greenfield Ave., Room 108 to 110
West Allis, WI 53214**

PLEASE TAKE NOTICE that this Notice of Claim and Notice of Injury against the City of West Allis is hereby presented on behalf of Jimmy Vang (hereinafter "J. Vang") and his wife, Ka Vang, both of whom reside at 5816 N. 83rd Street, Milwaukee, WI 53218. This Notice of Claim and Notice of Injury arise out of the negligent actions and breaches of ministerial duties exhibited by various agents and employees of the City of West Allis Police Department that took place on August 4, 2020 and which are generally described in this document.

J. Vang alleges that he was the driver of a vehicle that was struck by a vehicle driven by Devan Santiago Vasquez (hereinafter "Vasquez") on August 4, 2020. The Vasquez vehicle struck the vehicle that J. Vang was driving after one or more persons employed as police officers by the City of West Allis Police Department failed to take Vasquez into custody as required by the ministerial duties imposed upon them by the policies and procedures of the City of West Allis Police Department and/or the State of Wisconsin. After failing to take Vasquez into custody, one or more persons employed as police officers by the City of West Allis Police Department wrongly initiated and continued a pursuit of the Vasquez vehicle.

J. Vang alleges that the negligence and failure to follow the ministerial duties imposed upon the City of West Allis Police officers involved in this matter include, but are

12:12 PM NOV 15 2020
CITY OF WEST ALLIS

not limited to: acting in a manner contrary to the ministerial duties imposed upon them by the policies and procedures of the City of West Allis Police Department and/or the State of Wisconsin; failing to conform to the policies and procedures of the City of West Allis Police Department relating to the arrest and detention of a suspect like Vasquez; negligently allowing Vasquez to escape from them by acting in a manner contrary to the policies and procedures of the City of West Allis Police Department and by negligently initiating and continuing a pursuit of the Vasquez vehicle in a manner that was contrary to the policies and procedures of the West Allis Police Department and/or the State of Wisconsin. Other aspects of the negligent conduct and the violations of the policies and procedures of the West Allis Police Department and/or the State of Wisconsin exhibited the agents and employees of the City of West Allis Police Department that were involved in this matter will be identified as more information regarding their conduct becomes available.

As a result of the actions, inactions, negligence and violations of the policies and procedures of the City of West Allis Police Department and/or the State of Wisconsin described herein, the agents and employees of the City of West Allis Police Department involved in this matter were negligent and breached the ministerial duties imposed by them and J. Vang sustained injuries and experienced physical and emotional pain and suffering.

Notice of Claim for said injuries is hereby presented on behalf of J. Vang and Ka Vang pursuant to Sec. 893.80, Wis. Stats.

NOTICE OF INJURY

PLEASE TAKE NOTICE that on August 4, 2020 and continuing thereafter, J. Vang and his wife, Ka Vang, both of whom reside 5816 N. 83rd Street, Milwaukee, WI 53218 sustained physical and emotional injuries as well as other damages as a result of the matters described herein. Per Sec. 893.80, Wis. Stats. notice for said injuries is hereby presented on behalf of J. Vang and Ka Vang as follows:

| | |
|--|-----------------|
| Past Medical Expenses (Approximate)..... | \$500,000.00 |
| Future Medical Expenses (Approximate) | \$150,000.00 |
| Past and future pain, suffering and disability of J. Vang..... | \$1,500,000.00 |
| Wage Loss (Approximate)..... | \$50,000.00 |
| Loss of Consortium - Ka Vang | \$500,000.00 |
| TOTAL | \$2,700,000 |

WHEREFORE, J. Vang and Ka Vang, demand satisfaction in the amount indicated above against the City of West Allis because of the injuries sustained by J. Vang on August 4, 2020.

The undersigned is the attorney for J. Vang and Ka Vang and, as such, is authorized to present and sign this Notice of Claim and Notice of Injury on their behalf.

Dated at Milwaukee, Wisconsin, this 30th day of November 2020.

McGRANAGHAN & STAWSKI LTD.

By: 

Christopher J. Stawski, State Bar No. 1016435
Attorney for Claimants

P.O. Address:
McGranaghan & Stawski Ltd.
301 N. Broadway, Suite 301
Milwaukee, WI 53202
(414) 276-8202
cstawski@stawskilaw.com



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

11-30-20
12:40 PM

NOTICE OF CLAIM
and
NOTICE OF INJURY

TO: REBECCA GRILL, CITY CLERK OR HER DESIGNATED REPRESENTATIVE
CITY OF WEST ALLIS
7525 W. Greenfield Ave., Room 108 to 110
West Allis, WI 53214

PLEASE TAKE NOTICE that this Notice of Claim and Notice of Injury against the City of West Allis is hereby presented on behalf of a minor, [REDACTED] [REDACTED] date of birth [REDACTED] and his parents, Jimmy Vang and Ka Vang, all of whom reside at 5816 N. 83rd Street, Milwaukee, WI 53218. This Notice of Claim and Notice of Injury arise out of the negligent actions and breaches of ministerial duties exhibited by various agents and employees of the City of West Allis Police Department that took place on August 4, 2020 and which are generally described in this document.

[REDACTED] Vang and his parents allege that [REDACTED] Vang was a passenger in a vehicle that was being driven by Jimmy Vang when it was struck by a vehicle driven by Devan Santiago Vasquez (hereinafter "Vasquez") on August 4, 2020. The Vasquez vehicle struck the vehicle that [REDACTED] Vang was riding in after one or more persons employed as police officers by the City of West Allis Police Department failed to take Vasquez into custody as required by the ministerial duties imposed upon them by the policies and procedures of the City of West Allis Police Department and/or the State of Wisconsin. After failing to take Vasquez into custody, one or more persons employed as police officers by the City of West Allis Police Department wrongly initiated and continued a pursuit of the Vasquez vehicle.

30 NOV 20 PM 12:41
CITY OF WEST ALLIS

■ Vang and his parents allege that the negligence and failure to follow the ministerial duties imposed upon the City of West Allis Police officers involved in this matter include, but are not limited to: acting in a manner contrary to the ministerial duties imposed upon them by the policies and procedures of the West Allis Police Department and/or the State of Wisconsin; failing to conform to the policies and procedures of the West Allis Police Department relating to the arrest and detention of a suspect like Vasquez; negligently allowing Vasquez to escape from them by acting in a manner contrary to the policies and procedures of the West Allis Police Department and by negligently initiating and continuing a pursuit of the Vasquez vehicle in a manner that was contrary to the policies and procedures of the West Allis Police Department and/or the State of Wisconsin. Other aspects of the negligent conduct and the violations of the policies and procedures of the West Allis Police Department and/or the State of Wisconsin exhibited by the agents and employees of the West Allis Police Department that were involved in this matter will be identified as more information regarding their conduct becomes available.

As a result of the actions, inactions, negligence and violations of the policies and procedures of the West Allis Police Department and/or the State of Wisconsin described herein, the agents and employees of the West Allis Police Department involved in this matter were negligent and breached the ministerial duties imposed by them and ■. Vang sustained injuries and experienced physical and emotional pain and suffering. His parents also sustained damages by virtue of their ■ injuries.

Notice of Claim for said injuries is hereby presented on behalf of ■ Vang and his parents pursuant to Sec. 893.80, Wis. Stats.

NOTICE OF INJURY

PLEASE TAKE NOTICE that on August 4, 2020 and continuing thereafter, ■ Vang, date of birth: ■ and ■ parents, all of whom reside 5816 N. 83rd Street, Milwaukee, WI 53218 sustained physical and emotional injuries as well as other damages as a result of the matters described herein. Per Sec. 893.80, Wis. Stats. notice for said injuries is hereby presented on behalf of ■ Vang, Jimmy Vang and Ka Vang as follows:

| | |
|---|---------------------|
| Past Medical Expenses (Approximate) | \$3,500.00 |
| Future Medical Expenses (Approximate) | \$3,500.00 |
| Past and future pain, suffering and disability of ■ Vang..... | \$50,000.00 |
| Loss of Society and Companionship - Jimmy Vang..... | \$25,000.00 |
| Loss of Society and Companionship - Ka. Vang | \$25,000.00 |
| TOTAL | \$107,000.00 |

WHEREFORE, ■ Vang and ■ parents, Jimmy Vang and Ka Vang, demand satisfaction in the amount indicated above against the City of West Allis because of the injuries sustained by ■ Vang on August 4, 2020.

The undersigned is the attorney for ■ Vang and his parents and, as such, is authorized to present and sign this Notice of Claim and Notice of Injury on their behalf.

Dated at Milwaukee, Wisconsin, this 30th day of November 2020.

McGRANAGHAN & STAWSKI LTD.

By: 

Christopher J. Stawski,
Attorney for Claimants
State Bar No. 1016435

P.O. Address:

McGranaghan & Stawski Ltd.
301 N. Broadway, Suite 301
Milwaukee, WI 53202
(414) 276-8202
cstawski@stawskilaw.com



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

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7525 West Greenfield Avenue
West Allis, WI 53214

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Claims Recommended to Deny (Disallowance)

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|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

11-30-20
12-15-20
[Signature]

2020-0823
12-15-20

NOTICE OF CLAIM
and
NOTICE OF INJURY

**TO: REBECCA GRILL, CITY CLERK OR HER DESIGNATED AGENT FOR
SERVICE OF PROCESS
CITY OF WEST ALLIS
7525 W. Greenfield Ave., Room 108 to 110
West Allis, WI 53214**

PLEASE TAKE NOTICE that this Notice of Claim and Notice of Injury against the City of West Allis is hereby presented on behalf of a minor, [REDACTED] Vang (hereinafter [REDACTED] Vang"), date of birth [REDACTED] and his parents, Jimmy Vang and Ka Vang, all of whom reside at 5816 N. 83rd Street, Milwaukee, WI 53218. This Notice of Claim and Notice of Injury arise out of the negligent actions and breaches of ministerial duties exhibited by various agents and employees of the City of West Allis Police Department that took place on August 4, 2020 and which are generally described in this document.

B. Vang and his parents allege that [REDACTED] Vang was a passenger in a vehicle that was being driven by Jimmy Vang when it was struck by a vehicle driven by Devan Santiago Vasquez (hereinafter "Vasquez") on August 4, 2020. The Vasquez vehicle struck the vehicle that [REDACTED] Vang was riding in after one or more persons employed as police officers by the City of West Allis Police Department failed to take Vasquez into custody as required by the ministerial duties imposed upon them by the policies and procedures of the City of West Allis Police Department and/or the State of Wisconsin. After failing to take Vasquez into custody, one or more persons employed as police officers by the City of West Allis Police Department wrongly initiated and continued a pursuit of the Vasquez vehicle.

[REDACTED] Vang and his parents allege that the negligence and failure to follow the ministerial duties imposed upon the City of West Allis Police officers involved in this matter

include, but are not limited to: acting in a manner contrary to the ministerial duties imposed upon them by the policies and procedures of the West Allis Police Department and/or the State of Wisconsin; failing to conform to the policies and procedures of the West Allis Police Department relating to the arrest and detention of a suspect like Vasquez; negligently allowing Vasquez to escape from them by acting in a manner contrary to the policies and procedures of the West Allis Police Department and by negligently initiating and continuing a pursuit of the Vasquez vehicle in a manner that was contrary to the policies and procedures of the West Allis Police Department and/or the State of Wisconsin. Other aspects of the negligent conduct and the violations of the policies and procedures of the West Allis Police Department and/or the State of Wisconsin exhibited the agents and employees of the West Allis Police Department that were involved in this matter will be identified as more information regarding their conduct becomes available.

As a result of the actions, inactions, negligence and violations of the policies and procedures of the West Allis Police Department and/or the State of Wisconsin described herein, the agents and employees of the West Allis Police Department involved in this matter were negligent and breached the ministerial duties imposed by them and ■ Vang sustained injuries and experienced physical and emotional pain and suffering. His parents also sustained damages by virtue of their daughter's injuries.

Notice of Claim for said injuries is hereby presented on behalf of ■ Vang and his parents pursuant to Sec. 893.80, Wis. Stats.

NOTICE OF INJURY

PLEASE TAKE NOTICE that on August 4, 2020 and continuing thereafter, ■ Vang, date of birth: ■■■■■■■■■■, and his parents, all of whom reside 5816 N. 83rd Street,

Milwaukee, WI 53218 sustained physical and emotional injuries as well as other damages as a result of the matters described herein. Per Sec. 893.80, Wis. Stats. notice for said injuries is hereby presented on behalf of ■. Vang, Jimmy Vang and Ka Vang as follows:

| | |
|--|--------------|
| Past Medical Expenses (Approximate) | \$3,500.00 |
| Future Medical Expenses (Approximate) | \$3,500.00 |
| Past and future pain, suffering and disability of ■. Vang..... | \$50,000.00 |
| Loss of Society and Companionship - Jimmy Vang..... | \$25,000.00 |
| Loss of Society and Companionship - Ka. Vang | \$25,000.00 |
| TOTAL | \$107,000.00 |

WHEREFORE, ■ Vang and his parents, Jimmy Vang and Ka Vang, demand satisfaction in the amount indicated above against the City of West Allis because of the injuries sustained by ■. Vang on August 4, 2020.

The undersigned is the attorney for ■ Vang and his parents and, as such, is authorized to present and sign this Notice of Claim and Notice of Injury on their behalf.

Dated at Milwaukee, Wisconsin, this 30th day of November 2020.

McGRANAGHAN & STAWSKI LTD.

By:



Christopher J. Stawski,
Attorney for Claimants
State Bar No. 1016435

P.O. Address:

McGranaghan & Stawski Ltd.
301 N. Broadway, Suite 301
Milwaukee, WI 53202
(414) 276-8202
cstawski@stawskilaw.com



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
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| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
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| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
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| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

11-30-20
12-4-20
[Signature]

NOTICE OF CLAIM
and
NOTICE OF INJURY

**TO: REBECCA GRILL, CITY CLERK OR HER DESIGNATED AGENT FOR
SERVICE OF PROCESS
7525 W. Greenfield Ave., Room 108 to 110
West Allis, WI 53214**

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[REDACTED] Vang and her parents allege that K. Vang was a passenger in a vehicle that was being driven by Jimmy Vang when it was struck by a vehicle driven by Devan Santiago Vasquez (hereinafter "Vasquez") on August 4, 2020. The Vasquez vehicle struck the vehicle that [REDACTED] Vang was riding in after one or more persons employed as police officers by the City of West Allis Police Department failed to take Vasquez into custody as required by the ministerial duties imposed upon them by the policies and procedures of the City of West Allis Police Department and/or the State of Wisconsin. After failing to take Vasquez into custody, one or more persons employed as police officers by the City of West Allis Police Department wrongly initiated and continued a pursuit of the Vasquez vehicle.

[REDACTED] Vang and her parents allege that the negligence and failure to follow the ministerial duties imposed upon the City of West Allis Police officers involved in this matter

30 NOV 20 PM 12:41
CITY OF WEST ALLIS

include, but are not limited to: acting in a manner contrary to the ministerial duties imposed upon them by the policies and procedures of the West Allis Police Department and/or the State of Wisconsin; failing to conform to the policies and procedures of the West Allis Police Department relating to the arrest and detention of a suspect like Vasquez; negligently allowing Vasquez to escape from them by acting in a manner contrary to the policies and procedures of the West Allis Police Department and by negligently initiating and continuing a pursuit of the Vasquez vehicle in a manner that was contrary to the policies and procedures of the West Allis Police Department and/or the State of Wisconsin. Other aspects of the negligent conduct and the violations of the policies and procedures of the West Allis Police Department and/or the State of Wisconsin exhibited the agents and employees of the West Allis Police Department that were involved in this matter will be identified as more information regarding their conduct becomes available.

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Notice of Claim for said injuries is hereby presented on behalf of ■ Vang and her parents pursuant to Sec. 893.80, Wis. Stats.

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Milwaukee, WI 53218 sustained physical and emotional injuries as well as other damages as a result of the matters described herein. Per Sec. 893.80, Wis. Stats. notice for said injuries is hereby presented on behalf of ■ Vang, Jimmy Vang and Ka Vang as follows:

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| TOTAL | \$107,000.00 |

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The undersigned is the attorney for ■ Vang and her parents and, as such, is authorized to present and sign this Notice of Claim and Notice of Injury on their behalf.

Dated at Milwaukee, Wisconsin, this 30th day of November 2020.

McGRANAGHAN & STAWSKI LTD.

By:



Christopher J. Stawski,
Attorney for Claimants
State Bar No. 1016435

P.O. Address:

McGranaghan & Stawski Ltd.
301 N. Broadway, Suite 301
Milwaukee, WI 53202
(414) 276-8202
cstawski@stawskilaw.com



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

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Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
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Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

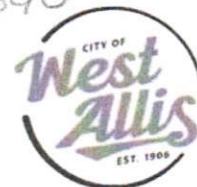
Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

2020-0842
12/15



CLAIMANT CONTACT INFORMATION

Name: Scott Travers
Address: 1604 S 77th St
West Allis, WI 53214

Phone: 414-916-1456
Email: srtravers@sbcglobal.net

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 11/13/2020 Time of day: 09:37 a.m. to 09:45 a.m.
Location: 6300 McGeoch Ave. City employee parking Lot

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

My truck was one of 6 vehicles broken into. My Drivers side window broken. Cost to replace window \$332.30 see attached invoice. The following tools were also taken
1) Milwaukee M18 Charger Unit along with 2) M18 5.0 Batteries \$178.96
1) Klein linesman pliers \$34.96
1) Klein Diagonal Cutting Pliers \$30.23
1) Greenlee Stainless Steel Wire Stripper \$34.22
Total of these items \$276.36 tax \$15.19 = \$291.55

There is a police report and video of the break in.

Case # 20-40401

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: [Signature]

Date: 11/18/2020

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ \$623.85

SAVE

PRINT

Review your order

Shipping address Change

Scott Travers
1604 S 77TH ST
WEST ALLIS, WI 53214-4635
United States
Phone: 4149161456
Add delivery instructions
Ship to multiple addresses

Payment method Change

Debit ending in 1651

Billing address Change

Same as shipping address

Add a gift card, promotion code, or voucher

 Enter Code

Place your order

By placing your order, you agree to Amazon's privacy notice and conditions of use.

Order Summary

| | |
|---------------------------------|----------|
| Items (4): | \$276.36 |
| Shipping & handling: | \$7.70 |
| Free Shipping: | -\$7.70 |
| Total before tax: | \$276.36 |
| Estimated tax to be collected:* | \$15.19 |

Order total: \$291.55

Qualifying offers:

- Free Shipping

How are shipping costs calculated?



Get a \$60.00 Amazon.com Gift Card instantly

upon approval for the Amazon.com Store Card. See details and restrictions.

Items shipped from David's Tools

Estimated delivery: Nov. 24, 2020 - Nov. 30, 2020



Milwaukee 48-59-1850 M18 RED
LITHIUM XC 5.0 Ah Batteries (2) +
48-59-1812 M12 and M18 Multi
Voltage Charger kit
\$178.95

Quantity: 1 Change

Sold by: David's Tools

Gift options not available.

Choose a delivery option:

- ☒ Tuesday, Nov. 24 - Monday, Nov. 30
FREE Shipping

FREE TRIAL

Scott, we'd hate for you to miss out on a
FREE 30-day trial of Prime

Get fast, FREE delivery, starting with eligible items in this order and get the best of shopping and entertainment by trying Prime FREE for 30 days.

No hassle. No commitments.
Cancel anytime.

Items shipped from Amazon.com

Delivery: Nov. 25, 2020 If you order in the next 3 hours and 13 minutes (Details)



Klein Tools D213-9NE Pliers, 9-Inch
Side Cutters, High Leverage
Linesman Pliers Cut Copper,
Aluminum and other Soft Metals
\$32.97

Amazon Prime eligible Join now

Quantity: 1 Change

Sold by: Amazon.com Services LLC

Add gift options

Choose a delivery option:

- ☐ Friday, Nov. 20
FREE Two-Day Shipping with your free trial of
amazon prime
- ☒ Wednesday, Nov. 25
FREE Shipping
- ☐ Monday, Nov. 23
\$7.70 - Shipping
- ☐ Friday, Nov. 20
\$11.81 - Shipping



Klein Tools D2000-28 Pliers,
Diagonal Cutting Pliers with
Angled Head are Heavy-Duty to
Cut ACSR, Screws, Nails, Most
Hardened Wire, 8-Inch
\$30.23

Amazon Prime eligible Join now

Quantity: 1 Change

Sold by: Amazon.com Services LLC

Add gift options

OVER →



Get a \$60.00 Amazon.com Gift Card instantly

upon approval for the Amazon.com Store Card. See details and restrictions.

[Apply now](#)

Items shipped from Elite Biz Supplies

Estimated delivery: Nov. 24, 2020 - Nov. 30, 2020



**Greenlee Stainless Steel Wire
Stripper 10-18 AWG Solid, 12-20
AWG Stranded with Ergonomic Fit
Handle**

\$34.21

Quantity: 1 Change

Sold by: Elite Biz Supplies

Gift options not available.

Choose a delivery option:

☒ **Tuesday, Nov. 24 - Monday, Nov. 30**
FREE Shipping

[Place your order](#)

By placing your order, you agree to Amazon's
privacy notice and conditions of use.

*Why has sales tax been applied? See tax and seller information

Do you need help? Explore our Help pages or contact us

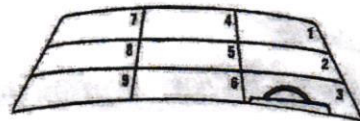
For an item sold by Amazon.com: When you click the "Place your order" button, we'll send you an email message acknowledging receipt of your order. Your contract to purchase an item will not be complete until we send you an email notifying you that the item has been shipped.

Colorado, Louisiana and Puerto Rico Purchasers: Important information regarding sales tax you may owe in your State

Within 30 days of delivery, you may return new, unopened merchandise in its original condition. Exceptions and restrictions apply. See Amazon.com's Returns Policy

Go to the Amazon.com homepage without completing your order.

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.



Location Information

Safelite
10708 W ORCHARD ST
WEST ALLIS, WI 53214
414-475-1700

Service Information

Service Location: InShop
Available Time: 10:00 AM
Address: Mr./Mrs. TRAVERS

WO# 216383

Date/Time 11/14/2020 10:00 AM
Needed By: 11:00 AM

Account Information

CONSUMER PARENT
92273 - 085080 --

Primary: 414-916-1456

Alternate: 414-916-1456

PO#/Ref:

Loss Loc:

Loss Date/Cause:

Policy #:

Claim #:

Ath/Ver:

| Year | Make | Body Style | Mileage | License | State | Stock # |
|------------------------------------|------|---------------------|---------|----------------|-------|---------|
| 1998 | GMC | 2 DOOR EXTENDED CAB | 1.00 | 730039 | WI | |
| Vehicle ID [REDACTED] E [REDACTED] | | | | | | |
| | | | | Technician ID: | 9 0 0 | |
| | | | | Verified By: | | |

| Qty | Part # | List | Selling | Labor | Kit | Material | Extension |
|---|--------------|------|----------|---------|--------|----------|-----------|
| 1 | DD08306 GTY | | \$239.99 | \$60.00 | \$0.00 | \$0.00 | \$299.99 |
| Replace with new - Solar, Driver side, Front INSTALLED PART DOT# _____ URETHANE LOT# _____ | | | | | | | |
| 1 | DISPOSAL FEE | | \$0.00 | \$14.99 | \$0.00 | \$0.00 | \$14.99 |
| Replace with new - DISPOSAL FEE INSTALLED PART DOT# _____ URETHANE LOT# _____ | | | | | | | |

Work Order

Org Date: 11/13/2020

Initial here if replaced parts should be saved for inspection or returned:

| | |
|------------------|-----------------|
| Part Sub Total: | \$239.99 |
| Labor Sub Total: | \$74.99 |
| Sub Total: | \$314.98 |
| Sales Tax: | \$17.32 |
| Total | \$332.30 |

Windshield Repair

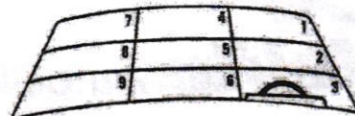
Cust. Initials:

Comment:

Yes _____ No _____
Accepted _____ Declined _____

Tender Information

| Type | Card Type | Account | Auth Code | Amount |
|----------|-----------|---------------------|-----------|----------|
| Pre-Paid | VS | XXXX-XXXX-XXXX-2302 | 06139C | \$332.30 |



Original Estimate: \$332.30 I authorize Safelite AutoGlass to provide the above-referenced goods and services and to install glass and related parts that are manufactured by Safelite AutoGlass or another aftermarket manufacturer. Subject to completion of the work, I assign Safelite AutoGlass any claim that I have under my insurance policy to recover, and authorize my insurance company to pay to Safelite AutoGlass, the balance due. If said amount is not paid in full by my insurance company, I agree to pay any unpaid balance.

Customer's Signature: _____ Date: _____

If your check is unpaid for insufficient or uncollected funds, we may electronically debit your account for the principle check amount and a service fee as allowable by law. You have the right to select the repair facility of your choice.

| | | |
|---|----------------------------|----------------------------------|
| Revised Estimate: _____ | Reason: _____ | Additional Cost: _____ |
| Authorized by: _____ | Phone: _____ Date: _____ | Time: _____ |
| Amount to collect from Customer: \$0.00 | Tender: _____ | |
| Adhesive Brand: _____ | Part #: _____ Lot #: _____ | Safe to drive after: _____ AM PM |



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

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| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk



CLAIMANT CONTACT INFORMATION

Name: Joseph Woda-Rudolph
 Address: 8727 W. Harrison Ave
West Allis, WI 53227

Phone: 414-406-8800
 Email: JoeandKia@aol.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: Fri. 11-13-2020
 Location: City Yards -

Time of day: Approx. 9 A.M.

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

TRUCK Broken into. DRIVERS Window Smashed in.
 TOOK wallet with D.L. S.S. card, Cash \$108.00 + 3 Silver Quarters, 3 credit cards. Leather ~~trifold~~ Wallet, Brown. Discount Golf card as well.
 See attached cost of window.

| | |
|----------|-----------------|
| Wallet - | \$25.00 |
| D.L. - | \$14.00 |
| Window - | \$342.88 |
| | <u>\$381.88</u> |

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: _____

Date: _____

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 381.88

PRINT

Two Guys Automotive
 www.twoguysautomotive.com
 4280 S 108th St
 Greenfield, WI 53228
 Phone: 414-235-3465 FAX: 414-235-3643

Invoice No.
52883

Page 1
 Order Date 11/16/20 02:17 pm
 Completed: 11/16/20 02:22 pm

Rudolph, Kia or Joe
 8727 W Harrison Ave
 WEST ALLIS WI 53227
 Mobile: 414-406-9656

08 TOYOTA TUNDRA
 123550 Mi. Last in 10/8/2020
 [REDACTED]
 Eq: [REDACTED]

Job01 Replace L/F window

Labor: 1.0 hrs@\$99.00/hr=\$99.00

| | | | | | |
|-------------|--------------------|-------|------------|--------|--------|
| FD23324GTYN | L/F window glass-S | 1.0 @ | 226.00 =\$ | 226.00 | 226.00 |
|-------------|--------------------|-------|------------|--------|--------|

Job Subtotal: \$325.00

Recommendations: Passenger rear was low on air but we didnt see anything in tire, and couldnt find leak at this time

Payments to Two Guys Automotive

Cost Summary

Status: Completed Work Order

Payments:

| | |
|----------|----------|
| Labor | 99.00 |
| Parts | 226.00 |
| Tax | 17.88 |
| Total | \$342.88 |
| Payments | 0.00 |
| Bal Due | 342.88 |

Thank you for choosing Two Guys Automotive

RETAIN THIS COPY FOR STATEMENT
 VERIFICATION

CARDHOLDER COPY

Application Label: VISA CREDIT
 XXXXXXXXXXXX2929
 Exp: XX/XX
 AID: A0000000031010
 VISA Entry Method: Contact
 CHIP READ
 AIC: 0001
 AC: 0626E8B137F31CC
 Total: \$ 342.88
 11/16/20 15:10:28
 Resp Code: 00
 TVR: 0000000000
 TSI: 4900
 Inv#: 000011
 Appr Code: 516101
 Apprvt: Online
 Batch#: 000045
 BRIC #: 00F XGSJRWZLE77PT

**CREDIT CARD
 Sale**

Term ID: 1
 Merchant ID: 3130032040227

TWO GUYS AUTOMOTIVE, L.L.C.
 4280 S 108TH ST
 MILWAUKEE, WI 53228
 (414) 235-3465
 MID #3130032040227



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

| Name of Claimant | Date of Claim (Incident) | Amount Paid | Legistar No. | CVMIC Incident No. |
|-------------------------|--------------------------|------------------------|--------------|--------------------|
| Buchkowski, Gerald | 3/17/14 | Statute of Limitations | 2014-0236 | N/A |
| Grassman, Michael | 10/27/14 | Statute of Limitations | 2015-0131 | N/A |
| Schmittlein, Kenneth G. | 2014 | Statute of Limitations | 2014-0634 | N/A |
| Shulta, Ryan | 7/31/17 | Statute of Limitations | 2017-0555 | N/A |
| Stefaniak, Randal | 3/16/14 | Statute of Limitations | 2014-0415 | N/A |

Claims Recommended to Deny (Disallowance)

| Name of Claimant | Date of Claim (Incident) | Claim Amount | Legistar No. | CVMIC Incident No. |
|----------------------------------|--------------------------|----------------|--------------|--------------------|
| Ciezki, Jeffery | 11/13/20 | \$450.00 | 2021-0002 | 20-2020 |
| Ehlert, Kyle | 12/19/19 | \$6,390.00 | 2020-0472 | 19-2642 |
| Piette, Rachel | 9/11/20 | \$305.95 | 2020-0794 | 20-1911 |
| Swansby, Gary | 8/6/20 | \$343.00 | 2020-0638 | 20-1567 |
| Travers, Scott | 11/13/20 | \$623.85 | 2020-0842 | 20-1978 |
| Vang, Jimmy & Ka | 8/04/20 | \$2,700,000.00 | 2020-0821 | 20-1972 |
| Claim on behalf of minor child 1 | | \$107,000.00 | 2020-0822 | |
| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
|-----------------------------|------------|---|--------------|--------------------|
| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
| Lagoo, Timothy & Rachel | 19-CV-7372 | No demand for surplus to file. (No \$ owed CWA) | 2019-0725 | N/A |



Any claims in excess of \$10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk



CLAIMANT CONTACT INFORMATION

Name: Jeffery Ciezki
Address: 1933 South 95th St
West Allis, WI 53227

Phone: 414-477-3322
Email: ciezkij66@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 11-13-2020 Time of day: _____
Location: City of West Allis PPW Employee parking lot

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

While doing refuse route. Leave for end of day and get to my personal truck and drivers glass was busted out. Mr. Update to Pro Hero 5 camera estimate \$150

Check one:

- ☒ I am seeking damages at this time (complete Claim Amount section below)
☐ I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Jeffery M Ciezki

Date: 11/23/2020

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ ~~300.00~~ 450.00

SAVE

PRINT

15 DEC 20 PM 2:26
CITY OF WEST ALLIS
825

INVOICE



Since 1961
5848 South 13th Street
Milwaukee, WI 53221
Fax (414) 282-9885
(414) 282-9862 • (800) 281-2479
www.rozauto.com

SILVAGLE

Milwaukee's Largest Supplier
of Foreign & American Auto Parts

David
Milwaukee, WI 53221
414-531-8944

S H I P T O

NO CASH REFUNDS. INSPECT MERCHANDISE. Sold as is with a 30 day warranty covering defective parts only. Absolutely no merchandise returned without our consent and the original invoice. No exceptions. A 25% handling fee will be charged based on the amount of the sale. The remainder will be given as an in-store credit. Deposits on parts good for 30 days thereafter. CORE REFUNDS: All cores must be returned within 30 days for core refund. All cores must be returned drained of all fluids otherwise a \$25.00 fee will be charged. MOTOR COVERAGE: We warrant our long block engines against cracked block, rod knock, and burning of excessive oil as determined by ROZ Auto. We warrant our transmissions against leaks, shifts, clunks, or pumps. Any accessories, sensors, or electrical parts not purchased at the time of sale are included only for the purchaser's possible convenience and are to be used at the purchaser's discretion. These parts are not covered under warranty. TOWING: ROZ Auto is not responsible for items left in vehicle, damages that may occur while being towed or vandalism while on ROZ Auto premises. TRANSMISSION WARRANTIES: will be voided if not inspected by a certified shop or mechanic and if improper installation and/or incorrect fluid levels are determined by ROZ Auto. No warranty on seals. ROZ Auto makes no other warranties, promises, or guarantees.

| | | |
|----------|-----------|----------|
| REF. NO. | DATE | TIME |
| 313240 | 11/13/20 | 08:50 PM |
| PO. NO. | CUST. NO. | |
| 1 | | |

| SALES PERSON | TYPE OF SALE | TAX CODE | AGREEMENT |
|--------------|--------------|----------|--------------------|
| 1 - J RYN | COUNTER SALE | WI | BUYERS SIGNATURE X |

| QTY | PART NO. | DESCRIPTION | UNIT PRICE | EXTENSION |
|-----|------------------------|---|------------|-----------|
| 1 | 277-00324L | 1Y-Door Glass, Front; Stk# 101122; Y | 100.00 | 100.00 |
| 1 | VIN# 1GCHC29K78E139031 | Requested: 2007 SILVAGLE | | |
| 1 | SILVERADO 1500 | PICKUP 07 new style (smooth door skin), | | |
| 1 | L.I. 0:429074 | | | |

PO CC

Thank You for your purchase!

| | | | | | |
|---------|-----|---------|--------|-----------|--------|
| Cash | .00 | Check | .00 | Sub Total | 100.00 |
| Charge | .00 | C/ Card | 105.50 | Taxable | 100.00 |
| D/ Card | .00 | | | | |

| | |
|-------|--------|
| TAX | 5.50 |
| TOTAL | 105.50 |





Service is our best part.

Store # 03907
2228 Miller Pky
Milwaukee WI 53219 (414) 269-2896
11/15/20 10:45 REG 04 TRN# 0438 David G.

| ITEM | QTY | PRICE | TOTAL |
|----------------------------------|-------|---------|---------|
| ===== | ===== | ===== | ===== |
| WINDOW MOTOR W/REG 1 EA 10021296 | | | |
| 741442 | 1 | \$79.99 | \$79.99 |
| LIMITED LIFETIME REPLACEMENT | | | |
| 2008 Chevrolet Silverado 1500 | | | |

| | | |
|-----------|---------|---------|
| Sub Total | | \$79.99 |
| T1 Tax @ | 5.5000% | \$4.40 |
| Total | | \$84.39 |

\$84.39 PURCHASE @ 10:45 AM
Visa *****5821 CHIP READ
AUTH 001711 Approved REF 390704043801
EMV CARD 1 MERCH 401717 TERM 00000004
Issuer TC 822E208ACE9E0A3D
AID A0000000031010

Your Speed Perks Account As of 11/14/20
Current Member Level: Club
Remember, every dollar spent earns 10
points toward \$5 Perks Buck
Need to update your personal information?
Text SPEED to 77333

CUSTOMER: Ciezki, Jeffery

Z245X121QW1F5H



ENTER TO WIN FREE GAS FOR A YEAR!

Complete a brief survey about your visit
advanceautoparts.com/survey

Enter code: 390704 00438 0320

CONTEST ENDS JANUARY 1ST, 2021

Buy Online, Pick Up Today at
www.AdvanceAutoParts.com



City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Sheryl L. Kuhary
Deputy City Attorney
Nicholas S. Cerwin
Rebecca Hammock
Principal Assistant City Attorneys

January 21, 2021

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – February 2, 2021

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| Claim on behalf of minor child 2 | | \$107,000.00 | 2020-0823 | |
| Claim on behalf of minor child 3 | | \$107,000.00 | 2020-0824 | |
| Woda-Rudolph, Joseph | 11/13/20 | \$381.85 | 2020-0843 | 20-1979 |

Foreclosures Recommended to be Placed on File

| Name of Defendant | Case No. | Outcome | Legistar No. | CVMIC Incident No. |
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| Dantzler, Jerrod & Tiffanie | 20-CV-1563 | Dismissed | 2020-0171 | ? |
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Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Hammock", written over a horizontal line.

Rebecca Hammock
Principal Assistant City Attorney

cc: City Clerk

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|------------------------|--------------------|--------|---------------|------------|------|
| 2232 | 1/4/2021 | | 6838 | INVENTORY MISC - PC | 100-0000-141.01-00 | | PO NUM 144131 | 235.93 | 6 |
| Check # 2232 Amount | | | | | | | | \$235.93 | |
| 2233 | 1/11/2021 | | 10030 | ANYTHINGTRUCK.COM - PC | 100-0000-141.01-00 | | PO NUM 144149 | 236.16 | 6 |
| Check # 2233 Amount | | | | | | | | \$236.16 | |
| 25394 | 1/4/2021 | | 11364 | A. GALENA, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 467.00 | 5 |
| Check # 25394 Amount | | | | | | | | \$467.00 | |
| 25395 | 1/4/2021 | | 2118 | AMBROSELLI, DOMINIC | 223-7602-563.43-03 | | HAPRENT-1-21 | 131.00 | 5 |
| | 1/4/2021 | | 2118 | AMBROSELLI, DOMINIC | 223-7602-563.43-03 | | HAPRENT-1-21 | 198.00 | 5 |
| Check # 25395 Amount | | | | | | | | \$329.00 | |
| 25396 | 1/4/2021 | | 10974 | AMU-PLUS, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 455.00 | 5 |
| | 1/4/2021 | | 10974 | AMU-PLUS, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 673.00 | 5 |
| Check # 25396 Amount | | | | | | | | \$1,128.00 | |
| 25397 | 1/4/2021 | | 4169 | ANDERSON, JEFFREY | 223-7602-563.43-03 | | HAPRENT-1-21 | 895.00 | 5 |
| Check # 25397 Amount | | | | | | | | \$895.00 | |
| 25398 | 1/4/2021 | | 6165 | ANDERSON, JEFFREY | 223-7602-563.43-03 | | HAPRENT-1-21 | 886.00 | 5 |
| | 1/4/2021 | | 6165 | ANDERSON, JEFFREY | 223-7602-563.43-03 | | HAPRENT-1-21 | 328.00 | 5 |
| | 1/4/2021 | | 6165 | ANDERSON, JEFFREY | 223-7602-563.43-03 | | HAPRENT-1-21 | 813.00 | 5 |
| Check # 25398 Amount | | | | | | | | \$2,027.00 | |
| 25399 | 1/4/2021 | | 11650 | ANR HOMES LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 312.00 | 5 |
| Check # 25399 Amount | | | | | | | | \$312.00 | |
| 25400 | 1/4/2021 | | 4821 | ARIOSTO LOPEZ CAMPOS | 223-7602-563.43-03 | | HAPRENT-1-21 | 958.00 | 5 |
| Check # 25400 Amount | | | | | | | | \$958.00 | |
| 25401 | 1/4/2021 | | 10431 | ATD RENTALS 80 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 561.00 | 5 |
| Check # 25401 Amount | | | | | | | | \$561.00 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|-------------------------|--------------------|--------|--------------|------------|------|
| 25402 | 1/4/2021 | | 9888 | ATD RENTALS 92 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 375.00 | 5 |
| Check # 25402 Amount | | | | | | | | \$375.00 | |
| 25403 | 1/4/2021 | | 5260 | ATID PROPERTIES | 223-7602-563.43-03 | | HAPRENT-1-21 | 477.00 | 5 |
| Check # 25403 Amount | | | | | | | | \$477.00 | |
| 25404 | 1/4/2021 | | 4235 | AUTUMN GLEN LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| | 1/4/2021 | | 4235 | AUTUMN GLEN LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 117.00 | 5 |
| | 1/4/2021 | | 4235 | AUTUMN GLEN LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 260.00 | 5 |
| Check # 25404 Amount | | | | | | | | \$958.00 | |
| 25405 | 1/4/2021 | | 8543 | AVILA, JORGE | 223-7602-563.43-03 | | HAPRENT-1-21 | 463.00 | 5 |
| | 1/4/2021 | | 8543 | AVILA, JORGE | 223-7602-563.43-03 | | HAPRENT-1-21 | 787.00 | 5 |
| Check # 25405 Amount | | | | | | | | \$1,250.00 | |
| 25406 | 1/4/2021 | | 460 | BAKOS, ROBERT | 223-7602-563.43-03 | | HAPRENT-1-21 | 259.00 | 5 |
| Check # 25406 Amount | | | | | | | | \$259.00 | |
| 25407 | 1/4/2021 | | 12018 | BAM RENTALS, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 678.00 | 5 |
| Check # 25407 Amount | | | | | | | | \$678.00 | |
| 25408 | 1/4/2021 | | 10824 | BARTELS, BRIAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,071.00 | 5 |
| Check # 25408 Amount | | | | | | | | \$1,071.00 | |
| 25409 | 1/4/2021 | | 9872 | BARTSCH MANAGEMENT, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 793.00 | 5 |
| Check # 25409 Amount | | | | | | | | \$793.00 | |
| 25410 | 1/4/2021 | | 3225 | BAYER, WERNER | 223-7602-563.43-03 | | HAPRENT-1-21 | 972.00 | 5 |
| | 1/4/2021 | | 3225 | BAYER, WERNER | 223-7602-563.43-03 | | HAPRENT-1-21 | 810.00 | 5 |
| Check # 25410 Amount | | | | | | | | \$1,782.00 | |
| 25411 | 1/4/2021 | | 9687 | BECHER APARTMENTS, INC | 223-7602-563.43-03 | | HAPRENT-1-21 | 362.00 | 5 |
| Check # 25411 Amount | | | | | | | | \$362.00 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|-------------------|------|
| 25412 | 1/4/2021 | | 7378 | BECHER PROPERTY LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 745.00 | 5 |
| | 1/4/2021 | | 7378 | BECHER PROPERTY LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 629.00 | 5 |
| Check # 25412 Amount | | | | | | | | \$1,374.00 | |
| 25413 | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 126.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 238.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 680.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 382.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 436.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 500.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 507.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 572.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 429.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 460.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 379.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 213.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 354.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 584.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 483.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 479.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 127.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 376.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 364.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 560.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 465.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 339.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 507.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 212.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 516.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 525.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 424.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 623.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 558.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------------------|--------------------|--------|--------------|--------|------|
| 25413 | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 393.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 316.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 387.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 452.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 525.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 440.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 314.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 372.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 491.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 359.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 491.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 477.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 80.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 244.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 494.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 438.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 428.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 145.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 478.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 522.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 438.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 276.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 285.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 467.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 513.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 435.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 310.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 527.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 402.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 397.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 417.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 332.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 284.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|--------------------|------|
| 25413 | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 140.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 277.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 363.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 477.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 84.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 533.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 374.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 376.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 590.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 488.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 481.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 358.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 510.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 510.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 326.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 472.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 534.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 342.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 521.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 467.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 400.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 246.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 432.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 623.00 | 5 |
| | 1/4/2021 | | 8412 | BELOIT ROAD SENIOR APARTMENT | 223-7602-563.43-07 | | HAPRENT-1-21 | 425.00 | 5 |
| Check # 25413 Amount | | | | | | | | \$42,443.00 | |
| 25414 | 1/4/2021 | | 10579 | BIECK MANAGEMENT, INC. | 223-7602-563.43-03 | | HAPRENT-1-21 | 532.00 | 5 |
| Check # 25414 Amount | | | | | | | | \$532.00 | |
| 25415 | 1/4/2021 | | 4116 | BLAKE-WEISE MGT DBA FRENCH Q | 226-7605-563.43-08 | | HAPRENT-1-21 | 432.00 | 5 |
| | 1/4/2021 | | 4116 | BLAKE-WEISE MGT DBA FRENCH Q | 226-7605-563.43-08 | | HAPRENT-1-21 | 830.00 | 5 |
| | 1/4/2021 | | 4116 | BLAKE-WEISE MGT DBA FRENCH Q | 226-7605-563.43-08 | | HAPRENT-1-21 | 263.00 | 5 |
| | 1/4/2021 | | 4116 | BLAKE-WEISE MGT DBA FRENCH Q | 223-7602-563.43-03 | | HAPRENT-1-21 | 566.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|------------|------|
| 25415 | 1/4/2021 | | 4116 | BLAKE-WEISE MGT DBA FRENCH Q | 226-7605-563.43-08 | | HAPRENT-1-21 | 414.00 | 5 |
| Check # 25415 Amount | | | | | | | | \$2,505.00 | |
| 25416 | 1/4/2021 | | 7624 | BOSHBERRY LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 744.00 | 5 |
| Check # 25416 Amount | | | | | | | | \$744.00 | |
| 25417 | 1/4/2021 | | 8277 | BRELL INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 394.00 | 5 |
| | 1/4/2021 | | 8277 | BRELL INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 395.00 | 5 |
| Check # 25417 Amount | | | | | | | | \$789.00 | |
| 25418 | 1/4/2021 | | 1222 | BROWNFIELD, AMIE | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| Check # 25418 Amount | | | | | | | | \$581.00 | |
| 25419 | 1/4/2021 | | 3568 | BRUCKNER, DAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 417.00 | 5 |
| Check # 25419 Amount | | | | | | | | \$417.00 | |
| 25420 | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 345.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 347.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 316.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 351.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 385.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 341.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 417.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 425.00 | 5 |
| | 1/4/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 386.00 | 5 |
| Check # 25420 Amount | | | | | | | | \$3,313.00 | |
| 25421 | 1/4/2021 | | 12015 | BUSKA, CHARLOTTE | 226-7605-563.43-08 | | HAPRENT-1-21 | 514.00 | 5 |
| Check # 25421 Amount | | | | | | | | \$514.00 | |
| 25422 | 1/4/2021 | | 9708 | BUTTITTA, NICK | 223-7602-563.43-03 | | HAPRENT-1-21 | 551.00 | 5 |
| Check # 25422 Amount | | | | | | | | \$551.00 | |
| 25423 | 1/4/2021 | | 12022 | CALDWELL, JORDAN | 226-7605-563.43-08 | | HAPRENT-1-21 | 275.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|------------|------|
| Check # 25423 Amount | | | | | | | | \$275.00 | |
| 25424 | 1/4/2021 | | 10186 | CANADA, NYJA | 223-7602-563.43-03 | | HAPRENT-1-21 | 987.00 | 5 |
| Check # 25424 Amount | | | | | | | | \$987.00 | |
| 25425 | 1/4/2021 | | 10623 | CANNON PROPERTIES, LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 662.00 | 5 |
| Check # 25425 Amount | | | | | | | | \$662.00 | |
| 25426 | 1/4/2021 | | 10503 | CARNEGIE PLACE | 226-7605-563.43-08 | | HAPRENT-1-21 | 775.00 | 5 |
| | 1/4/2021 | | 10503 | CARNEGIE PLACE | 226-7605-563.43-08 | | HAPRENT-1-21 | 283.00 | 5 |
| | 1/4/2021 | | 10503 | CARNEGIE PLACE | 226-7605-563.43-08 | | HAPRENT-1-21 | 546.00 | 5 |
| | 1/4/2021 | | 10503 | CARNEGIE PLACE | 226-7605-563.43-08 | | HAPRENT-1-21 | 503.00 | 5 |
| | 1/4/2021 | | 10503 | CARNEGIE PLACE | 226-7605-563.43-08 | | HAPRENT-1-21 | 587.00 | 5 |
| | 1/4/2021 | | 10503 | CARNEGIE PLACE | 223-7602-563.43-03 | | HAPRENT-1-21 | 402.00 | 5 |
| Check # 25426 Amount | | | | | | | | \$3,096.00 | |
| 25427 | 1/4/2021 | | 1590 | CARRAN, CARL | 223-7602-563.43-03 | | HAPRENT-1-21 | 400.00 | 5 |
| | 1/4/2021 | | 1590 | CARRAN, CARL | 223-7602-563.43-03 | | HAPRENT-1-21 | 162.00 | 5 |
| | 1/4/2021 | | 1590 | CARRAN, CARL | 223-7602-563.43-03 | | HAPRENT-1-21 | 350.00 | 5 |
| Check # 25427 Amount | | | | | | | | \$912.00 | |
| 25428 | 1/4/2021 | | 5060 | CHANG, HONG | 223-7602-563.43-03 | | HAPRENT-1-21 | 599.00 | 5 |
| Check # 25428 Amount | | | | | | | | \$599.00 | |
| 25429 | 1/4/2021 | | 14884 | CHYBOWSKI, STEVEN | 223-7602-563.43-03 | | HAPRENT-1-21 | 587.00 | 5 |
| Check # 25429 Amount | | | | | | | | \$587.00 | |
| 25430 | 1/4/2021 | | 11860 | CITYWIDE RENTALS &PROPERTY M | 223-7602-563.43-03 | | HAPRENT-1-21 | 160.00 | 5 |
| Check # 25430 Amount | | | | | | | | \$160.00 | |
| 25431 | 1/4/2021 | | 4133 | CJ&M INVESTMENTS, INC | 226-7605-563.43-08 | | HAPRENT-1-21 | 269.00 | 5 |
| Check # 25431 Amount | | | | | | | | \$269.00 | |
| 25432 | 1/4/2021 | | 11824 | CLARKE SQUARE TERRACE HOUSII | 226-7605-563.43-08 | | HAPRENT-1-21 | 491.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------|----------|------|
| Check # 25432 Amount | | | | | | | | \$491.00 | |
| 25433 | 1/4/2021 | | 11279 | COLON, JORGE | 223-7602-563.43-03 | | HAPRENT-1-21 | 484.00 | 5 |
| Check # 25433 Amount | | | | | | | | \$484.00 | |
| 25434 | 1/4/2021 | | 11947 | COMMUNITY DEVELOPMENT AUTHI | 223-7602-563.43-05 | | HAPRENT-1-21 | 742.00 | 5 |
| | 1/4/2021 | | 11947 | COMMUNITY DEVELOPMENT AUTHI | 222-7601-563.30-04 | | AFRENT-1-21 | 40.34 | 5 |
| Check # 25434 Amount | | | | | | | | \$782.34 | |
| 25435 | 1/4/2021 | | 10628 | CORNERSTONE MANAGEMENT ASS | 226-7605-563.43-08 | | HAPRENT-1-21 | 481.00 | 5 |
| Check # 25435 Amount | | | | | | | | \$481.00 | |
| 25436 | 1/4/2021 | | 1346 | COTTRELL, JEFF | 223-7602-563.43-03 | | HAPRENT-1-21 | 446.00 | 5 |
| Check # 25436 Amount | | | | | | | | \$446.00 | |
| 25437 | 1/4/2021 | | 11954 | CREAM CITY CAPITAL LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 650.00 | 5 |
| Check # 25437 Amount | | | | | | | | \$650.00 | |
| 25438 | 1/4/2021 | | 11998 | DANE COUNTY HOUSING AUTHORI | 223-7602-563.43-05 | | HAPRENT-1-21 | 655.00 | 5 |
| | 1/4/2021 | | 11998 | DANE COUNTY HOUSING AUTHORI | 222-7601-563.30-04 | | AFRENT-1-21 | 40.34 | 5 |
| Check # 25438 Amount | | | | | | | | \$695.34 | |
| 25439 | 1/4/2021 | | 4461 | DEMSHAR, GERALD | 223-7602-563.43-03 | | HAPRENT-1-21 | 371.00 | 5 |
| Check # 25439 Amount | | | | | | | | \$371.00 | |
| 25440 | 1/4/2021 | | 4593 | EBERLE, JOSEPH | 223-7602-563.43-03 | | HAPRENT-1-21 | 776.00 | 5 |
| Check # 25440 Amount | | | | | | | | \$776.00 | |
| 25441 | 1/4/2021 | | 11987 | EDWARDS REAL ESTATE LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 477.00 | 5 |
| Check # 25441 Amount | | | | | | | | \$477.00 | |
| 25442 | 1/4/2021 | | 11805 | ELEZ LIVING TRUST | 223-7602-563.43-03 | | HAPRENT-1-21 | 460.00 | 5 |
| Check # 25442 Amount | | | | | | | | \$460.00 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|------------|------|
| 25443 | 1/4/2021 | | 6283 | ELITE PROPERTIES INC | 223-7602-563.43-03 | | HAPRENT-1-21 | 425.00 | 5 |
| Check # 25443 Amount | | | | | | | | \$425.00 | |
| 25444 | 1/4/2021 | | 8840 | ENHANCED PROPERTIES LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 519.00 | 5 |
| Check # 25444 Amount | | | | | | | | \$519.00 | |
| 25445 | 1/4/2021 | | 11997 | ENIGMA PROPERTIES | 223-7602-563.43-03 | | HAPRENT-1-21 | 887.00 | 5 |
| | 1/4/2021 | | 11997 | ENIGMA PROPERTIES | 223-7602-563.43-03 | | HAPRENT-1-21 | 678.00 | 5 |
| | 1/4/2021 | | 11997 | ENIGMA PROPERTIES | 223-7602-563.43-03 | | HAPRENT-1-21 | 166.00 | 5 |
| Check # 25445 Amount | | | | | | | | \$1,731.00 | |
| 25446 | 1/4/2021 | | 12014 | ENIGMA PROPERTIES | 226-7605-563.43-08 | | HAPRENT-1-21 | 647.00 | 5 |
| Check # 25446 Amount | | | | | | | | \$647.00 | |
| 25447 | 1/4/2021 | | 7403 | FABISZAK, MEL | 223-7602-563.43-03 | | HAPRENT-1-21 | 549.00 | 5 |
| Check # 25447 Amount | | | | | | | | \$549.00 | |
| 25448 | 1/4/2021 | | 11546 | FILIATRAULT, MARK | 223-7602-563.43-03 | | HAPRENT-1-21 | 492.00 | 5 |
| Check # 25448 Amount | | | | | | | | \$492.00 | |
| 25449 | 1/4/2021 | | 11782 | FLESSAS, JOHN | 223-7602-563.43-03 | | HAPRENT-1-21 | 609.00 | 5 |
| Check # 25449 Amount | | | | | | | | \$609.00 | |
| 25450 | 1/4/2021 | | 11299 | FRISKE, JONATHON | 223-7602-563.43-03 | | HAPRENT-1-21 | 785.00 | 5 |
| Check # 25450 Amount | | | | | | | | \$785.00 | |
| 25451 | 1/4/2021 | | 10500 | FUNKE FAMILY LTD PARTNERSHIP | 226-7605-563.43-08 | | HAPRENT-1-21 | 390.00 | 5 |
| Check # 25451 Amount | | | | | | | | \$390.00 | |
| 25452 | 1/4/2021 | | 9964 | GALLOW, KATHLEEN | 226-7605-563.43-08 | | HAPRENT-1-21 | 970.00 | 5 |
| Check # 25452 Amount | | | | | | | | \$970.00 | |
| 25453 | 1/4/2021 | | 7581 | GONG, LILY | 223-7602-563.43-03 | | HAPRENT-1-21 | 751.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|------------|------|
| Check # 25453 Amount | | | | | | | | \$751.00 | |
| 25454 | 1/4/2021 | | 10137 | GRAD, FRANK | 223-7602-563.43-03 | | HAPRENT-1-21 | 436.00 | 5 |
| Check # 25454 Amount | | | | | | | | \$436.00 | |
| 25455 | 1/4/2021 | | 11797 | GRANDLICH, DANIEL | 223-7602-563.43-03 | | HAPRENT-1-21 | 337.00 | 5 |
| Check # 25455 Amount | | | | | | | | \$337.00 | |
| 25456 | 1/4/2021 | | 11981 | GREENFIELD GARDEN, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 575.00 | 5 |
| Check # 25456 Amount | | | | | | | | \$575.00 | |
| 25457 | 1/4/2021 | | 11656 | GREENFIELD SENIOR APARTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 263.00 | 5 |
| | 1/4/2021 | | 11656 | GREENFIELD SENIOR APARTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 417.00 | 5 |
| Check # 25457 Amount | | | | | | | | \$680.00 | |
| 25458 | 1/4/2021 | | 9711 | HEARTLAND-WEST ALLIS COURTYA | 223-7602-563.43-03 | | HAPRENT-1-21 | 551.00 | 5 |
| | 1/4/2021 | | 9711 | HEARTLAND-WEST ALLIS COURTYA | 223-7602-563.43-03 | | HAPRENT-1-21 | 267.00 | 5 |
| | 1/4/2021 | | 9711 | HEARTLAND-WEST ALLIS COURTYA | 226-7605-563.43-08 | | HAPRENT-1-21 | 466.00 | 5 |
| | 1/4/2021 | | 9711 | HEARTLAND-WEST ALLIS COURTYA | 223-7602-563.43-03 | | HAPRENT-1-21 | 331.00 | 5 |
| | 1/4/2021 | | 9711 | HEARTLAND-WEST ALLIS COURTYA | 223-7602-563.43-03 | | HAPRENT-1-21 | 473.00 | 5 |
| | 1/4/2021 | | 9711 | HEARTLAND-WEST ALLIS COURTYA | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| Check # 25458 Amount | | | | | | | | \$2,669.00 | |
| 25459 | 1/4/2021 | | 7525 | HELBLING, RICHARD | 223-7602-563.43-03 | | HAPRENT-1-21 | 78.00 | 5 |
| Check # 25459 Amount | | | | | | | | \$78.00 | |
| 25460 | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 469.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 584.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 324.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 216.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 391.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 636.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 318.00 | 5 |
| | 1/4/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 643.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|-------------------|------|
| Check # 25460 Amount | | | | | | | | \$3,581.00 | |
| 25461 | 1/4/2021 | | 6559 | HERITAGE WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 500.00 | 5 |
| | 1/4/2021 | | 6559 | HERITAGE WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 478.00 | 5 |
| | 1/4/2021 | | 6559 | HERITAGE WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 449.00 | 5 |
| | 1/4/2021 | | 6559 | HERITAGE WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| | 1/4/2021 | | 6559 | HERITAGE WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 552.00 | 5 |
| Check # 25461 Amount | | | | | | | | \$2,560.00 | |
| 25462 | 1/4/2021 | | 3205 | HERTEL, MR STACY | 223-7602-563.43-03 | | HAPRENT-1-21 | 275.00 | 5 |
| Check # 25462 Amount | | | | | | | | \$275.00 | |
| 25463 | 1/4/2021 | | 7482 | HOCHSCHILD, CAROL | 226-7605-563.43-08 | | HAPRENT-1-21 | 527.00 | 5 |
| | 1/4/2021 | | 7482 | HOCHSCHILD, CAROL | 223-7602-563.43-03 | | HAPRENT-1-21 | 469.00 | 5 |
| | 1/4/2021 | | 7482 | HOCHSCHILD, CAROL | 223-7602-563.43-03 | | HAPRENT-1-21 | 335.00 | 5 |
| Check # 25463 Amount | | | | | | | | \$1,331.00 | |
| 25464 | 1/4/2021 | | 9805 | HOME PATH FINANCIAL, LP | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,047.00 | 5 |
| Check # 25464 Amount | | | | | | | | \$1,047.00 | |
| 25465 | 1/4/2021 | | 6206 | HOOKE, SUSAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 960.00 | 5 |
| | 1/4/2021 | | 6206 | HOOKE, SUSAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 484.00 | 5 |
| Check # 25465 Amount | | | | | | | | \$1,444.00 | |
| 25466 | 1/4/2021 | | 7073 | HOSPEL, BRIAN | 226-7605-563.43-08 | | HAPRENT-1-21 | 216.00 | 5 |
| Check # 25466 Amount | | | | | | | | \$216.00 | |
| 25467 | 1/4/2021 | | 10612 | HOUSE, ASHLEY | 223-7602-563.43-03 | | HAPRENT-1-21 | 345.00 | 5 |
| Check # 25467 Amount | | | | | | | | \$345.00 | |
| 25468 | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-------------------------------|--------------------|--------|--------------|--------------------|------|
| 25468 | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 223-7602-563.43-05 | | HAPRENT-1-21 | 1,535.00 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| | 1/4/2021 | | 11300 | HOUSING AUTHORITY OF COOK CC | 222-7601-563.30-04 | | AFRENT-1-21 | 36.39 | 5 |
| Check # 25468 Amount | | | | | | | | \$15,713.90 | |
| 25469 | 1/4/2021 | | 11955 | HOUSING AUTHORITY OF THE CITY | 223-7602-563.43-05 | | HAPRENT-1-21 | 770.00 | 5 |
| | 1/4/2021 | | 11955 | HOUSING AUTHORITY OF THE CITY | 222-7601-563.30-04 | | AFRENT-1-21 | 39.26 | 5 |
| Check # 25469 Amount | | | | | | | | \$809.26 | |
| 25470 | 1/4/2021 | | 15218 | HUBINGER, ROBERT | 223-7602-563.43-03 | | HAPRENT-1-21 | 888.00 | 5 |
| Check # 25470 Amount | | | | | | | | \$888.00 | |
| 25471 | 1/4/2021 | | 5259 | IRIZARRY, JOSEPH | 223-7602-563.43-03 | | HAPRENT-1-21 | 617.00 | 5 |
| Check # 25471 Amount | | | | | | | | \$617.00 | |
| 25472 | 1/4/2021 | | 11387 | ISLAMI, BRAHIM | 223-7602-563.43-03 | | HAPRENT-1-21 | 825.00 | 5 |
| Check # 25472 Amount | | | | | | | | \$825.00 | |
| 25473 | 1/4/2021 | | 10525 | J & S 2008 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,042.00 | 5 |
| Check # 25473 Amount | | | | | | | | \$1,042.00 | |
| 25474 | 1/4/2021 | | 13038 | JAV INVESTMENTS LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|---------------------|--------------------|--------|--------------|------------|------|
| Check # 25474 Amount | | | | | | | | \$581.00 | |
| 25475 | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 435.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 513.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 532.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 640.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 372.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 732.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 254.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 225.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 464.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 675.00 | 5 |
| | 1/4/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 517.00 | 5 |
| Check # 25475 Amount | | | | | | | | \$5,359.00 | |
| 25476 | 1/4/2021 | | 11109 | KANTROWITZ, RUTH | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,300.00 | 5 |
| Check # 25476 Amount | | | | | | | | \$1,300.00 | |
| 25477 | 1/4/2021 | | 6328 | KAYE, GERALD | 223-7602-563.43-03 | | HAPRENT-1-21 | 220.00 | 5 |
| Check # 25477 Amount | | | | | | | | \$220.00 | |
| 25478 | 1/4/2021 | | 11888 | KHALILI, ARIYA ALI | 223-7602-563.43-03 | | HAPRENT-1-21 | 461.00 | 5 |
| Check # 25478 Amount | | | | | | | | \$461.00 | |
| 25479 | 1/4/2021 | | 12073 | KIEFER RATH, JANE | 226-7605-563.43-08 | | HAPRENT-1-21 | 497.00 | 5 |
| Check # 25479 Amount | | | | | | | | \$497.00 | |
| 25480 | 1/4/2021 | | 11712 | WEINGART, NANCY | 223-7602-563.43-03 | | HAPRENT-1-21 | 759.00 | 5 |
| Check # 25480 Amount | | | | | | | | \$759.00 | |
| 25481 | 1/4/2021 | | 11388 | KLOSE JR, JOHN P. | 223-7602-563.43-03 | | HAPRENT-1-21 | 964.00 | 5 |
| Check # 25481 Amount | | | | | | | | \$964.00 | |
| 25482 | 1/4/2021 | | 11806 | KNIGHT, CHRIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 711.00 | 5 |
| | 1/4/2021 | | 11806 | KNIGHT, CHRIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 711.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|--------------------------|--------------------|--------|--------------|------------|------|
| Check # 25482 Amount | | | | | | | | \$1,422.00 | |
| 25483 | 1/4/2021 | | 9574 | KORONKA, HELEN | 223-7602-563.43-03 | | HAPRENT-1-21 | 540.00 | 5 |
| Check # 25483 Amount | | | | | | | | \$540.00 | |
| 25484 | 1/4/2021 | | 3136 | KOSER, ROBERT | 223-7602-563.43-03 | | HAPRENT-1-21 | 734.00 | 5 |
| Check # 25484 Amount | | | | | | | | \$734.00 | |
| 25485 | 1/4/2021 | | 1591 | KRAHN, JAMES | 223-7602-563.43-03 | | HAPRENT-1-21 | 371.00 | 5 |
| Check # 25485 Amount | | | | | | | | \$371.00 | |
| 25486 | 1/4/2021 | | 9246 | KRUEGER, RONALD | 223-7602-563.43-03 | | HAPRENT-1-21 | 359.00 | 5 |
| Check # 25486 Amount | | | | | | | | \$359.00 | |
| 25487 | 1/4/2021 | | 9220 | LADEWIG, GAVIN | 223-7602-563.43-03 | | HAPRENT-1-21 | 526.00 | 5 |
| Check # 25487 Amount | | | | | | | | \$526.00 | |
| 25488 | 1/4/2021 | | 1589 | LEJA, LARRY | 223-7602-563.43-03 | | HAPRENT-1-21 | 241.00 | 5 |
| Check # 25488 Amount | | | | | | | | \$241.00 | |
| 25489 | 1/4/2021 | | 5600 | LENZ, JEREMIAH | 223-7602-563.43-03 | | HAPRENT-1-21 | 875.00 | 5 |
| Check # 25489 Amount | | | | | | | | \$875.00 | |
| 25490 | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 605.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 421.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 808.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 620.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 597.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 561.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 94.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 627.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 756.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 525.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 577.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|--------------------------|--------------------|--------|--------------|--------------------|------|
| 25490 | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 538.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 652.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 584.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 635.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 516.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 670.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 231.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 570.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 561.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 511.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 570.00 | 5 |
| | 1/4/2021 | | 31693 | LINCOLN CREST APARTMENTS | 223-7602-563.43-03 | | HAPRENT-1-21 | 346.00 | 5 |
| Check # 25490 Amount | | | | | | | | \$13,156.00 | |
| 25491 | 1/4/2021 | | 11139 | LOGIC PROPERTIES, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 546.00 | 5 |
| Check # 25491 Amount | | | | | | | | \$546.00 | |
| 25492 | 1/4/2021 | | 21011 | MAHNKE, JACK | 223-7602-563.43-03 | | HAPRENT-1-21 | 488.00 | 5 |
| | 1/4/2021 | | 21011 | MAHNKE, JACK | 223-7602-563.43-03 | | HAPRENT-1-21 | 523.00 | 5 |
| | 1/4/2021 | | 21011 | MAHNKE, JACK | 223-7602-563.43-03 | | HAPRENT-1-21 | 440.00 | 5 |
| Check # 25492 Amount | | | | | | | | \$1,451.00 | |
| 25493 | 1/4/2021 | | 9966 | MAIER, NATE | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,300.00 | 5 |
| Check # 25493 Amount | | | | | | | | \$1,300.00 | |
| 25494 | 1/4/2021 | | 11450 | MALIN, MARTIN | 226-7605-563.43-08 | | HAPRENT-1-21 | 697.00 | 5 |
| Check # 25494 Amount | | | | | | | | \$697.00 | |
| 25495 | 1/4/2021 | | 10561 | MARGARITA VILLA, LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 683.00 | 5 |
| Check # 25495 Amount | | | | | | | | \$683.00 | |
| 25496 | 1/4/2021 | | 11906 | MARTIN, JODY ANN | 223-7602-563.43-03 | | HAPRENT-1-21 | 345.00 | 5 |
| Check # 25496 Amount | | | | | | | | \$345.00 | |
| 25497 | 1/4/2021 | | 5311 | MCM PROPERTIES LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 352.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|--------------------------|--------------------|--------|--------------|-------------------|------|
| 25497 | 1/4/2021 | | 5311 | MCM PROPERTIES LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 650.00 | 5 |
| | 1/4/2021 | | 5311 | MCM PROPERTIES LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 235.00 | 5 |
| | 1/4/2021 | | 5311 | MCM PROPERTIES LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 361.00 | 5 |
| Check # 25497 Amount | | | | | | | | \$1,598.00 | |
| 25498 | 1/4/2021 | | 514 | MERZ, MARK AND STEPHANIE | 223-7602-563.43-03 | | HAPRENT-1-21 | 779.00 | 5 |
| Check # 25498 Amount | | | | | | | | \$779.00 | |
| 25499 | 1/4/2021 | | 11745 | METRO RENTAL MGMT | 226-7605-563.43-08 | | HAPRENT-1-21 | 265.00 | 5 |
| Check # 25499 Amount | | | | | | | | \$265.00 | |
| 25500 | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 500.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 663.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 633.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 475.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 635.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 667.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,135.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 426.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 529.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 635.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,118.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 235.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 506.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 506.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 523.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 226-7605-563.43-08 | | HAPRENT-1-21 | 508.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 720.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 567.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 661.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 826.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 964.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,199.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 706.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 978.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 523.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-------------------------|--------------------|--------|--------------|--------------------|------|
| 25500 | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 458.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 214.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 226-7605-563.43-08 | | HAPRENT-1-21 | 494.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 415.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 505.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 226-7605-563.43-08 | | HAPRENT-1-21 | 519.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 562.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 685.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 807.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 782.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 226-7605-563.43-08 | | HAPRENT-1-21 | 728.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 758.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 803.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 591.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 411.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 459.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 721.00 | 5 |
| | 1/4/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 252.00 | 5 |
| Check # 25500 Amount | | | | | | | | \$27,583.00 | |
| 25501 | 1/4/2021 | | 9186 | MIAO, XIANGDONG | 223-7602-563.43-03 | | HAPRENT-1-21 | 715.00 | 5 |
| Check # 25501 Amount | | | | | | | | \$715.00 | |
| 25502 | 1/4/2021 | | 10377 | MONTENEGRO, JOSE | 223-7602-563.43-03 | | HAPRENT-1-21 | 707.00 | 5 |
| Check # 25502 Amount | | | | | | | | \$707.00 | |
| 25503 | 1/4/2021 | | 4193 | MORGANO, SCOTT | 223-7602-563.43-03 | | HAPRENT-1-21 | 808.00 | 5 |
| | 1/4/2021 | | 4193 | MORGANO, SCOTT | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,030.00 | 5 |
| | 1/4/2021 | | 4193 | MORGANO, SCOTT | 223-7602-563.43-03 | | HAPRENT-1-21 | 721.00 | 5 |
| | 1/4/2021 | | 4193 | MORGANO, SCOTT | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,100.00 | 5 |
| Check # 25503 Amount | | | | | | | | \$3,659.00 | |
| 25504 | 1/4/2021 | | 168 | MORRISON, TOM | 226-7605-563.43-08 | | HAPRENT-1-21 | 461.00 | 5 |
| | 1/4/2021 | | 168 | MORRISON, TOM | 226-7605-563.43-08 | | HAPRENT-1-21 | 514.00 | 5 |
| | 1/4/2021 | | 168 | MORRISON, TOM | 226-7605-563.43-08 | | HAPRENT-1-21 | 57.00 | 5 |
| | 1/4/2021 | | 168 | MORRISON, TOM | 223-7602-563.43-03 | | HAPRENT-1-21 | 586.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|----------------------------|--------------------|--------|--------------|-------------------|------|
| 25504 | 1/4/2021 | | 168 | MORRISON, TOM | 223-7602-563.43-03 | | HAPRENT-1-21 | 663.00 | 5 |
| | 1/4/2021 | | 168 | MORRISON, TOM | 223-7602-563.43-03 | | HAPRENT-1-21 | 241.00 | 5 |
| | 1/4/2021 | | 168 | MORRISON, TOM | 226-7605-563.43-08 | | HAPRENT-1-21 | 338.00 | 5 |
| Check # 25504 Amount | | | | | | | | \$2,860.00 | |
| 25505 | 1/4/2021 | | 8362 | MURPHY, LINDA | 223-7602-563.43-03 | | HAPRENT-1-21 | 595.00 | 5 |
| Check # 25505 Amount | | | | | | | | \$595.00 | |
| 25506 | 1/4/2021 | | 6107 | NASH, BRYAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,050.00 | 5 |
| Check # 25506 Amount | | | | | | | | \$1,050.00 | |
| 25507 | 1/4/2021 | | 10629 | NATIONAL AVENUE LOFTS, LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 380.00 | 5 |
| Check # 25507 Amount | | | | | | | | \$380.00 | |
| 25508 | 1/4/2021 | | 4521 | NAWROCKI, GREGORY | 223-7602-563.43-03 | | HAPRENT-1-21 | 478.00 | 5 |
| Check # 25508 Amount | | | | | | | | \$478.00 | |
| 25509 | 1/4/2021 | | 11249 | NYMAN, MICHAEL | 223-7602-563.43-03 | | HAPRENT-1-21 | 312.00 | 5 |
| Check # 25509 Amount | | | | | | | | \$312.00 | |
| 25510 | 1/4/2021 | | 11901 | O'CONNELL, KAYE | 223-7602-563.43-03 | | HAPRENT-1-21 | 580.00 | 5 |
| Check # 25510 Amount | | | | | | | | \$580.00 | |
| 25511 | 1/4/2021 | | 3640 | OLSZEWSKI, PATRICE | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| Check # 25511 Amount | | | | | | | | \$581.00 | |
| 25512 | 1/4/2021 | | 9300 | ORANGE COUNTY BCC | 223-7602-563.43-05 | | HAPRENT-1-21 | 817.00 | 5 |
| | 1/4/2021 | | 9300 | ORANGE COUNTY BCC | 222-7601-563.30-04 | | AFRENT-1-21 | 38.30 | 5 |
| Check # 25512 Amount | | | | | | | | \$855.30 | |
| 25513 | 1/4/2021 | | 6646 | ORTH, JOSEPH OR LONI | 223-7602-563.43-03 | | HAPRENT-1-21 | 513.00 | 5 |
| Check # 25513 Amount | | | | | | | | \$513.00 | |
| 25514 | 1/4/2021 | | 12030 | PASSAVANT, WILLIAM | 226-7605-563.43-08 | | HAPRENT-1-21 | 397.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|----------------------------|--------------------|--------|--------------|-------------------|------|
| 25514 | 1/4/2021 | | 12030 | PASSAVANT, WILLIAM | 226-7605-563.43-08 | | HAPRENT-1-21 | 429.00 | 5 |
| | 1/4/2021 | | 12030 | PASSAVANT, WILLIAM | 226-7605-563.43-08 | | HAPRENT-1-21 | 88.00 | 5 |
| | 1/4/2021 | | 12030 | PASSAVANT, WILLIAM | 226-7605-563.43-08 | | HAPRENT-1-21 | 675.00 | 5 |
| | 1/4/2021 | | 12030 | PASSAVANT, WILLIAM | 226-7605-563.43-08 | | HAPRENT-1-21 | 228.00 | 5 |
| Check # 25514 Amount | | | | | | | | \$1,817.00 | |
| 25515 | 1/4/2021 | | 11896 | PATTEE, RYAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 638.00 | 5 |
| Check # 25515 Amount | | | | | | | | \$638.00 | |
| 25516 | 1/4/2021 | | 10458 | PBR HOLDINGS, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 857.00 | 5 |
| Check # 25516 Amount | | | | | | | | \$857.00 | |
| 25517 | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 586.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 355.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 372.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 119.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 608.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 223-7602-563.43-03 | | HAPRENT-1-21 | 370.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 12.00 | 5 |
| | 1/4/2021 | | 16046 | PECSI, PAUL | 226-7605-563.43-08 | | HAPRENT-1-21 | 632.00 | 5 |
| Check # 25517 Amount | | | | | | | | \$3,054.00 | |
| 25518 | 1/4/2021 | | 9599 | PERFORMANCE ASSET MANAGEME | 226-7605-563.43-08 | | HAPRENT-1-21 | 628.00 | 5 |
| Check # 25518 Amount | | | | | | | | \$628.00 | |
| 25519 | 1/4/2021 | | 11239 | PICKART, ,KAY | 223-7602-563.43-03 | | HAPRENT-1-21 | 964.00 | 5 |
| Check # 25519 Amount | | | | | | | | \$964.00 | |
| 25520 | 1/4/2021 | | 4121 | PIPP, JOHN | 223-7602-563.43-03 | | HAPRENT-1-21 | 840.00 | 5 |
| Check # 25520 Amount | | | | | | | | \$840.00 | |
| 25521 | 1/4/2021 | | 10774 | PLENNES, TIMOTHY | 226-7605-563.43-08 | | HAPRENT-1-21 | 670.00 | 5 |
| Check # 25521 Amount | | | | | | | | \$670.00 | |
| 25522 | 1/4/2021 | | 11795 | PORCH LIGHT PROPERTY MGMT | 226-7605-563.43-08 | | HAPRENT-1-21 | 419.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|----------------------------|--------------------|--------|--------------|------------|------|
| Check # 25522 Amount | | | | | | | | \$419.00 | |
| 25523 | 1/4/2021 | | 12106 | RENTERS WAREHOUSE MILWAUKE | 226-7605-563.43-08 | | HAPRENT-1-21 | 708.00 | 5 |
| Check # 25523 Amount | | | | | | | | \$708.00 | |
| 25524 | 1/4/2021 | | 3084 | ROBINSON, EDWARD (TED) | 223-7602-563.43-03 | | HAPRENT-1-21 | 460.00 | 5 |
| Check # 25524 Amount | | | | | | | | \$460.00 | |
| 25525 | 1/4/2021 | | 4312 | ROEGLIN, MARY | 226-7605-563.43-08 | | HAPRENT-1-21 | 600.00 | 5 |
| Check # 25525 Amount | | | | | | | | \$600.00 | |
| 25526 | 1/4/2021 | | 11865 | ROGOWSKI, DAVID | 223-7602-563.43-03 | | HAPRENT-1-21 | 633.00 | 5 |
| Check # 25526 Amount | | | | | | | | \$633.00 | |
| 25527 | 1/4/2021 | | 11793 | ROMAN, ELVIA | 223-7602-563.43-03 | | HAPRENT-1-21 | 161.00 | 5 |
| Check # 25527 Amount | | | | | | | | \$161.00 | |
| 25528 | 1/4/2021 | | 5473 | ROTAB LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 547.00 | 5 |
| Check # 25528 Amount | | | | | | | | \$547.00 | |
| 25529 | 1/4/2021 | | 517 | ROZMAN, GLORIA | 223-7602-563.43-03 | | HAPRENT-1-21 | 187.00 | 5 |
| | 1/4/2021 | | 517 | ROZMAN, GLORIA | 226-7605-563.43-08 | | HAPRENT-1-21 | 567.00 | 5 |
| | 1/4/2021 | | 517 | ROZMAN, GLORIA | 223-7602-563.43-03 | | HAPRENT-1-21 | 406.00 | 5 |
| | 1/4/2021 | | 517 | ROZMAN, GLORIA | 223-7602-563.43-03 | | HAPRENT-1-21 | 394.00 | 5 |
| | 1/4/2021 | | 517 | ROZMAN, GLORIA | 226-7605-563.43-08 | | HAPRENT-1-21 | 319.00 | 5 |
| Check # 25529 Amount | | | | | | | | \$1,873.00 | |
| 25530 | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 418.00 | 5 |
| | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 418.00 | 5 |
| | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 437.00 | 5 |
| | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 357.00 | 5 |
| | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 678.00 | 5 |
| | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 675.00 | 5 |
| | 1/4/2021 | | 4003 | RUPENA, MATTHEW | 226-7605-563.43-08 | | HAPRENT-1-21 | 675.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------|------------|------|
| Check # 25530 Amount | | | | | | | | \$3,658.00 | |
| 25531 | 1/4/2021 | | 12045 | SC RESIDENCE, LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 290.00 | 5 |
| Check # 25531 Amount | | | | | | | | \$290.00 | |
| 25532 | 1/4/2021 | | 12024 | SCHEARS, JOSHUA | 223-7602-563.43-03 | | HAPRENT-1-21 | 460.00 | 5 |
| Check # 25532 Amount | | | | | | | | \$460.00 | |
| 25533 | 1/4/2021 | | 12064 | SCHELL, EVAN | 226-7605-563.43-08 | | HAPRENT-1-21 | 570.00 | 5 |
| Check # 25533 Amount | | | | | | | | \$570.00 | |
| 25534 | 1/4/2021 | | 10762 | SCHMID, THERESA SCHLUETER | 223-7602-563.43-03 | | HAPRENT-1-21 | 544.00 | 5 |
| Check # 25534 Amount | | | | | | | | \$544.00 | |
| 25535 | 1/4/2021 | | 11116 | SCHUELE, RONALD | 223-7602-563.43-03 | | HAPRENT-1-21 | 924.00 | 5 |
| Check # 25535 Amount | | | | | | | | \$924.00 | |
| 25536 | 1/4/2021 | | 10755 | SCHULTZ, VICKI | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,038.00 | 5 |
| Check # 25536 Amount | | | | | | | | \$1,038.00 | |
| 25537 | 1/4/2021 | | 10504 | SMART ASSET REALTY | 223-7602-563.43-03 | | HAPRENT-1-21 | 892.00 | 5 |
| | 1/4/2021 | | 10504 | SMART ASSET REALTY | 223-7602-563.43-03 | | HAPRENT-1-21 | 474.00 | 5 |
| | 1/4/2021 | | 10504 | SMART ASSET REALTY | 223-7602-563.43-03 | | HAPRENT-1-21 | 832.00 | 5 |
| Check # 25537 Amount | | | | | | | | \$2,198.00 | |
| 25538 | 1/4/2021 | | 11566 | SMILE KM REAL ESTATE LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 786.00 | 5 |
| Check # 25538 Amount | | | | | | | | \$786.00 | |
| 25539 | 1/4/2021 | | 9972 | SORMRUDE, JULIAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 253.00 | 5 |
| Check # 25539 Amount | | | | | | | | \$253.00 | |
| 25540 | 1/4/2021 | | 11667 | SOUTHEAST WISCONSIN PROP MG | 223-7602-563.43-03 | | HAPRENT-1-21 | 601.00 | 5 |
| | 1/4/2021 | | 11667 | SOUTHEAST WISCONSIN PROP MG | 226-7605-563.43-08 | | HAPRENT-1-21 | 78.00 | 5 |
| | 1/4/2021 | | 11667 | SOUTHEAST WISCONSIN PROP MG | 223-7602-563.43-03 | | HAPRENT-1-21 | 630.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------|------------|------|
| 25540 | 1/4/2021 | | 11667 | SOUTHEAST WISCONSIN PROP MG | 223-7602-563.43-03 | | HAPRENT-1-21 | 512.00 | 5 |
| | 1/4/2021 | | 11667 | SOUTHEAST WISCONSIN PROP MG | 223-7602-563.43-03 | | HAPRENT-1-21 | 800.00 | 5 |
| Check # 25540 Amount | | | | | | | | \$2,621.00 | |
| 25541 | 1/4/2021 | | 4313 | STEFANIAK, PETER | 223-7602-563.43-03 | | HAPRENT-1-21 | 425.00 | 5 |
| Check # 25541 Amount | | | | | | | | \$425.00 | |
| 25542 | 1/4/2021 | | 4175 | STEFANOVICH, SUSAN | 223-7602-563.43-03 | | HAPRENT-1-21 | 584.00 | 5 |
| Check # 25542 Amount | | | | | | | | \$584.00 | |
| 25543 | 1/4/2021 | | 10539 | STRYEWA, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 380.00 | 5 |
| | 1/4/2021 | | 10539 | STRYEWA, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 162.00 | 5 |
| Check # 25543 Amount | | | | | | | | \$542.00 | |
| 25544 | 1/4/2021 | | 11993 | SUCHIL, ROSIO | 223-7602-563.43-03 | | HAPRENT-1-21 | 717.00 | 5 |
| Check # 25544 Amount | | | | | | | | \$717.00 | |
| 25545 | 1/4/2021 | | 10897 | SUV PROPERTIES LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 305.00 | 5 |
| Check # 25545 Amount | | | | | | | | \$305.00 | |
| 25546 | 1/4/2021 | | 10810 | S2 REAL ESTATE GROUP 2 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 494.00 | 5 |
| Check # 25546 Amount | | | | | | | | \$494.00 | |
| 25547 | 1/4/2021 | | 1656 | TADDEY, RONALD & MARCIA | 223-7602-563.43-03 | | HAPRENT-1-21 | 464.00 | 5 |
| Check # 25547 Amount | | | | | | | | \$464.00 | |
| 25548 | 1/4/2021 | | 12075 | TEWLESS SEED | 226-7605-563.43-08 | | HAPRENT-1-21 | 770.00 | 5 |
| Check # 25548 Amount | | | | | | | | \$770.00 | |
| 25549 | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 334.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 226-7605-563.43-08 | | HAPRENT-1-21 | 503.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 331.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 486.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 542.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------|-------------------|------|
| 25549 | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 581.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 338.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 639.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 537.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 588.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 547.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 304.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 174.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 493.00 | 5 |
| | 1/4/2021 | | 14686 | THE BERKSHIRE-WEST ALLIS | 223-7602-563.43-03 | | HAPRENT-1-21 | 587.00 | 5 |
| Check # 25549 Amount | | | | | | | | \$6,984.00 | |
| 25550 | 1/4/2021 | | 4041 | TOOHEY, JOHN JR | 223-7602-563.43-03 | | HAPRENT-1-21 | 477.00 | 5 |
| | 1/4/2021 | | 4041 | TOOHEY, JOHN JR | 223-7602-563.43-03 | | HAPRENT-1-21 | 529.00 | 5 |
| | 1/4/2021 | | 4041 | TOOHEY, JOHN JR | 223-7602-563.43-03 | | HAPRENT-1-21 | 396.00 | 5 |
| Check # 25550 Amount | | | | | | | | \$1,402.00 | |
| 25551 | 1/4/2021 | | 11585 | TWG CLYDE LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 503.00 | 5 |
| Check # 25551 Amount | | | | | | | | \$503.00 | |
| 25552 | 1/4/2021 | | 2979 | URBAN, JEFFERY | 223-7602-563.43-03 | | HAPRENT-1-21 | 487.00 | 5 |
| Check # 25552 Amount | | | | | | | | \$487.00 | |
| 25553 | 1/4/2021 | | 11996 | VAN DORF, DAVID | 223-7602-563.43-03 | | HAPRENT-1-21 | 284.00 | 5 |
| Check # 25553 Amount | | | | | | | | \$284.00 | |
| 25554 | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 223-7602-563.43-03 | | HAPRENT-1-21 | 424.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 223-7602-563.43-03 | | HAPRENT-1-21 | 349.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 468.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 223-7602-563.43-03 | | HAPRENT-1-21 | 446.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 117.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 331.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 223-7602-563.43-03 | | HAPRENT-1-21 | 498.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 224.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 437.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 223-7602-563.43-03 | | HAPRENT-1-21 | 537.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------|-------------------|------|
| 25554 | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 409.00 | 5 |
| | 1/4/2021 | | 8590 | VETERANS PARK LLCLANDMARKOF | 226-7605-563.43-08 | | HAPRENT-1-21 | 317.00 | 5 |
| Check # 25554 Amount | | | | | | | | \$4,557.00 | |
| 25555 | 1/4/2021 | | 10759 | VP INVESTORS LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 267.00 | 5 |
| Check # 25555 Amount | | | | | | | | \$267.00 | |
| 25556 | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 7.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 77.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 16.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 75.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 16.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 38.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 1.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 1.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 15.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 69.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 37.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 82.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 112.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 4.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 2.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 43.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 33.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 1.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 28.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 50.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 127.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 76.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 7.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 223-7602-563.43-04 | | URRENT-1-21 | 83.00 | 5 |
| | 1/4/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 29.00 | 5 |
| Check # 25556 Amount | | | | | | | | \$1,029.00 | |
| 25557 | 1/4/2021 | | 12087 | WELLSTON APARTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 574.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------|------------|------|
| Check # 25557 Amount | | | | | | | | \$574.00 | |
| 25558 | 1/4/2021 | | 6211 | WENKER, GARY | 223-7602-563.43-03 | | HAPRENT-1-21 | 313.00 | 5 |
| Check # 25558 Amount | | | | | | | | \$313.00 | |
| 25559 | 1/4/2021 | | 9982 | WIESNER, BENJAMIN | 223-7602-563.43-03 | | HAPRENT-1-21 | 402.00 | 5 |
| Check # 25559 Amount | | | | | | | | \$402.00 | |
| 25560 | 1/4/2021 | | 1235 | WIESNER, JOHN | 223-7602-563.43-03 | | HAPRENT-1-21 | 415.00 | 5 |
| Check # 25560 Amount | | | | | | | | \$415.00 | |
| 25561 | 1/4/2021 | | 11946 | WILLIAMSTOWN BAY-CUDAHY LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 473.00 | 5 |
| Check # 25561 Amount | | | | | | | | \$473.00 | |
| 25562 | 1/4/2021 | | 98762 | WITTLIEFF, JANET | 223-7602-563.43-03 | | HAPRENT-1-21 | 349.00 | 5 |
| Check # 25562 Amount | | | | | | | | \$349.00 | |
| 25563 | 1/4/2021 | | 11501 | WOOD PROPERTY MANAGEMENT, I | 223-7602-563.43-03 | | HAPRENT-1-21 | 467.00 | 5 |
| Check # 25563 Amount | | | | | | | | \$467.00 | |
| 25564 | 1/4/2021 | | 5104 | YANG, LONG C. | 223-7602-563.43-03 | | HAPRENT-1-21 | 393.00 | 5 |
| Check # 25564 Amount | | | | | | | | \$393.00 | |
| 25565 | 1/4/2021 | | 9843 | ZAGRODNIK, ROBERT AND DOROTI | 223-7602-563.43-03 | | HAPRENT-1-21 | 587.00 | 5 |
| Check # 25565 Amount | | | | | | | | \$587.00 | |
| 25566 | 1/4/2021 | | 4250 | ZARLING, GREG | 223-7602-563.43-03 | | HAPRENT-1-21 | 731.00 | 5 |
| | 1/4/2021 | | 4250 | ZARLING, GREG | 223-7602-563.43-03 | | HAPRENT-1-21 | 1,050.00 | 5 |
| Check # 25566 Amount | | | | | | | | \$1,781.00 | |
| 25567 | 1/4/2021 | | 11171 | ZASTROW, DANIEL | 223-7602-563.43-03 | | HAPRENT-1-21 | 668.00 | 5 |
| Check # 25567 Amount | | | | | | | | \$668.00 | |
| 25568 | 1/4/2021 | | 5562 | ZAWAHIR, BILLIE JO | 223-7602-563.43-03 | | HAPRENT-1-21 | 496.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|----------------------|--------------------|--------|--------------|-------------|------|
| Check # 25568 Amount | | | | | | | | \$496.00 | |
| 25569 | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 508.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 339.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 673.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 647.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 335.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 422.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 461.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 358.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 454.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 562.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 669.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 544.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 343.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 587.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 358.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 725.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 223-7602-563.43-03 | | HAPRENT-1-21 | 757.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 373.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 314.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 670.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 366.00 | 5 |
| | 1/4/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 655.00 | 5 |
| Check # 25569 Amount | | | | | | | | \$11,120.00 | |
| 25570 | 1/4/2021 | | 10793 | ZORIC, LUKA | 223-7602-563.43-03 | | HAPRENT-1-21 | 502.00 | 5 |
| Check # 25570 Amount | | | | | | | | \$502.00 | |
| 25571 | 1/4/2021 | | 11700 | 15 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 425.00 | 5 |
| | 1/4/2021 | | 11700 | 15 LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 398.00 | 5 |
| Check # 25571 Amount | | | | | | | | \$823.00 | |
| 25572 | 1/4/2021 | | 11913 | 15327 BRAUN CT., LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 630.00 | 5 |
| Check # 25572 Amount | | | | | | | | \$630.00 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|-------------------------------|--------------------|--------|-------------------|------------|------|
| 25573 | 1/4/2021 | | 11029 | 2401 S. 92ND ST. LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 488.00 | 5 |
| Check # 25573 Amount | | | | | | | | \$488.00 | |
| 25574 | 1/4/2021 | | 11991 | 2453 N. 17TH ST., LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 362.00 | 5 |
| Check # 25574 Amount | | | | | | | | \$362.00 | |
| 25575 | 1/4/2021 | | 7431 | 3317-19 WOLLMER LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 474.00 | 5 |
| Check # 25575 Amount | | | | | | | | \$474.00 | |
| 25576 | 1/4/2021 | | 11808 | 5324 W. BELOIT RD. LLC | 226-7605-563.43-08 | | HAPRENT-1-21 | 498.00 | 5 |
| Check # 25576 Amount | | | | | | | | \$498.00 | |
| 25577 | 1/4/2021 | | 6607 | 5809 W LINCOLN LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 430.00 | 5 |
| | 1/4/2021 | | 6607 | 5809 W LINCOLN LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 386.00 | 5 |
| Check # 25577 Amount | | | | | | | | \$816.00 | |
| 25579 | 1/6/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 501-2802-537.51-01 | | POSTAGE REQUEST | 2,000.00 | 0 |
| | 1/6/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 510-3803-536.51-01 | | POSTAGE REQUEST | 2,000.00 | 0 |
| | 1/6/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 540-1807-538.51-01 | | POSTAGE REQUEST | 2,000.00 | 0 |
| | 1/6/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 550-4233-535.51-01 | | POSTAGE REQUEST | 2,000.00 | 0 |
| Check # 25579 Amount | | | | | | | | \$8,000.00 | |
| 25580 | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 51.72 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 19.00 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | PO# 143357 | -1,822.65 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4301-533.44-08 | | AUTO BODIES PARTS | 388.58 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-0000-141.01-00 | | PO NUM 143357 | 76.42 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 153.78 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 84.19 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 3,663.49 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 364.33 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 1,407.64 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 354.62 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 64.36 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 3.47 | 0 |
| | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4301-533.44-08 | | PO# 143357 | 562.16 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------------------|------------|------|
| 25580 | 1/6/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 86.84 | 0 |
| Check # 25580 Amount | | | | | | | | \$5,457.95 | |
| 25581 | 1/6/2021 | | 10979 | CARLETON, NICHOLAS | 100-5212-517.30-04 | | Boot Reimbursement | 150.00 | 0 |
| Check # 25581 Amount | | | | | | | | \$150.00 | |
| 25582 | 1/6/2021 | | 5286 | COREY OIL LTD | 100-0000-141.01-00 | | PO NUM 143366 | 2,486.40 | 0 |
| Check # 25582 Amount | | | | | | | | \$2,486.40 | |
| 25583 | 1/6/2021 | | 6271 | DEVINE, DAN | 100-0201-513.56-02 | | DDEVINE 2020 NLC VIRTUAL | 199.00 | 0 |
| Check # 25583 Amount | | | | | | | | \$199.00 | |
| 25584 | 1/6/2021 | | 9450 | FUEL SYSTEMS INC | 100-0000-141.01-00 | | PO NUM 143373 | 539.72 | 0 |
| | 1/6/2021 | | 9450 | FUEL SYSTEMS INC | 100-0000-141.01-00 | | PO NUM 143373 | 86.71 | 0 |
| Check # 25584 Amount | | | | | | | | \$626.43 | |
| 25585 | 1/6/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 143374 | 7.98 | 0 |
| | 1/6/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 143374 | 40.54 | 0 |
| | 1/6/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 143374 | 15.57 | 0 |
| | 1/6/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 143374 | 94.98 | 0 |
| Check # 25585 Amount | | | | | | | | \$159.07 | |
| 25586 | 1/6/2021 | | 11884 | GROSHEK, AUSTIN | 100-5212-517.30-04 | | Boot Reimbursement | 150.00 | 0 |
| Check # 25586 Amount | | | | | | | | \$150.00 | |
| 25587 | 1/6/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 143378 | 26.49 | 0 |
| | 1/6/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 143378 | 20.16 | 0 |
| | 1/6/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 143378 | 9.81 | 0 |
| | 1/6/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 143378 | 6.10 | 0 |
| Check # 25587 Amount | | | | | | | | \$62.56 | |
| 25588 | 1/6/2021 | | 34099 | INDUSTRIAL MARKETING | 100-4218-531.44-08 | | AUTO BODIES PARTS | 111.33 | 0 |
| Check # 25588 Amount | | | | | | | | \$111.33 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|----------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------------------|----------|------|
| 25589 | 1/6/2021 | | 9794 | LIEBURN, AUSTIN | 100-5212-517.30-04 | | Boot Reimbursement | 150.00 | 0 |
| Check # 25589 Amount | | | | | | | | \$150.00 | |
| 25590 | 1/6/2021 | | 15350 | LINCOLN CONTRACTORS SUPPLY I | 100-0000-141.01-00 | | PO NUM 143385 | 38.00 | 0 |
| | 1/6/2021 | | 15350 | LINCOLN CONTRACTORS SUPPLY I | 100-4218-531.44-08 | | AUTO BODIES PARTS | 14.00 | 0 |
| Check # 25590 Amount | | | | | | | | \$52.00 | |
| 25591 | 1/6/2021 | | 5660 | NORTHERN LAKE SERVICE INC | 501-2603-537.59-02 | | SAMPLES 12-2-20 | 620.00 | 0 |
| Check # 25591 Amount | | | | | | | | \$620.00 | |
| 25592 | 1/6/2021 | | 11764 | OLIVAS, OMAR | 100-5212-517.30-04 | | Boot Reimbursement | 101.75 | 0 |
| Check # 25592 Amount | | | | | | | | \$101.75 | |
| 25593 | 1/6/2021 | | 8364 | ROMENS, MIKE | 100-2404-524.57-02 | | UDC CODE UPDATES - ROMEI | 110.00 | 0 |
| Check # 25593 Amount | | | | | | | | \$110.00 | |
| 25594 | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 35.41 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 70.43 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 304.69 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 191.65 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 893.40 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 111.91 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2110-521.41-04 | | WE BILL | 419.58 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2110-521.41-05 | | WE BILL | 347.35 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 23.21 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 2,831.05 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 3,319.02 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-05 | | WE BILL | 89.66 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 540-1801-538.41-05 | | WE BILL | 222.33 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4201-535.41-04 | | WE BILL | 385.32 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 540-1801-538.41-04 | | WE BILL | 294.88 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 540-1801-538.41-05 | | WE BILL | 14.12 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 510-3801-536.41-04 | | WE BILL | 25.73 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 314-6601-563.31-60 | T1401 | WE BILL | 20.69 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3507-555.41-04 | | WE BILL | 2,177.85 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3001-541.41-05 | | WE BILL | 609.89 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|-------------|----------|------|
| 25594 | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 281.21 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 67.91 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 263.71 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 61.82 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 104.73 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 43.36 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 124.83 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-05 | | WE BILL | 509.87 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 33.29 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 45.89 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2110-521.41-04 | | WE BILL | 56.55 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2110-521.41-05 | | WE BILL | 3,778.35 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2110-521.41-04 | | WE BILL | 5,275.94 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3401-544.41-05 | | WE BILL | 664.37 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3005-552.41-04 | | WE BILL | 296.61 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-04 | | WE BILL | 1,027.46 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-05 | | WE BILL | 900.26 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-05 | | WE BILL | 1,005.27 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-04 | | WE BILL | 1,442.68 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-05 | | WE BILL | 580.12 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3401-544.41-04 | | WE BILL | 653.48 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 79.88 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 614.77 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3001-541.41-04 | | WE BILL | 924.42 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 72.03 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 132.49 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3507-555.41-04 | | WE BILL | 111.69 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-3507-555.41-05 | | WE BILL | 1,380.41 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 18.96 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 3,140.87 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 6,303.97 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 3.79 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4116-531.41-04 | | WE BILL | 6.00 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4116-531.41-04 | | WE BILL | 43.39 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 34.28 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4119-532.41-04 | | WE BILL | 3,945.58 | 0 |
| | 1/6/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 725.38 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 25594 Amount | | | | | | | | \$47,143.79 | |
| 25595 | 1/7/2021 | | 7585 | CHILDS, CRAIG D. PHD SC | 100-2001-523.59-01 | | PTO new hire evaluation | 475.00 | 0 |
| | 1/7/2021 | | 7585 | CHILDS, CRAIG D. PHD SC | 100-2001-523.59-01 | | Dec 20 CSO new hire test | 700.00 | 0 |
| Check # 25595 Amount | | | | | | | | \$1,175.00 | |
| 25596 | 1/7/2021 | | 33469 | OFFICE COPYING EQUIPMENT LTD | 100-2101-521.43-03 | | Nov copies | 58.24 | 0 |
| Check # 25596 Amount | | | | | | | | \$58.24 | |
| 25597 | 1/19/2021 | | 11632 | BURNHAM HILL APTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 524.00 | 5 |
| Check # 25597 Amount | | | | | | | | \$524.00 | |
| 25598 | 1/19/2021 | | 10628 | CORNERSTONE MANAGEMENT ASS | 226-7605-563.43-08 | | HAPRENT-1-21 | 709.00 | 5 |
| Check # 25598 Amount | | | | | | | | \$709.00 | |
| 25599 | 1/19/2021 | | 11981 | GREENFIELD GARDEN, LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 484.00 | 5 |
| Check # 25599 Amount | | | | | | | | \$484.00 | |
| 25600 | 1/19/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 255.00 | 5 |
| | 1/19/2021 | | 10513 | HENDRICKSON, BARBARA | 226-7605-563.43-08 | | HAPRENT-1-21 | 465.00 | 5 |
| Check # 25600 Amount | | | | | | | | \$720.00 | |
| 25601 | 1/19/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 30.00 | 5 |
| | 1/19/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 30.00 | 5 |
| | 1/19/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 30.00 | 5 |
| | 1/19/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 30.00 | 5 |
| | 1/19/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 30.00 | 5 |
| | 1/19/2021 | | 10476 | K.B. CO INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 30.00 | 5 |
| Check # 25601 Amount | | | | | | | | \$180.00 | |
| 25602 | 1/19/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 119.00 | 5 |
| | 1/19/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 409.00 | 5 |
| | 1/19/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 409.00 | 5 |
| | 1/19/2021 | | 1602 | METROPOLITAN ASSOCIATES | 223-7602-563.43-03 | | HAPRENT-1-21 | 409.00 | 5 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-------------------------------|--------------------|--------|------------------|------------|------|
| Check # 25602 Amount | | | | | | | | \$1,346.00 | |
| 25603 | 1/19/2021 | | 11795 | PORCH LIGHT PROPERTY MGMT | 223-7602-563.43-03 | | HAPRENT-1-21 | 303.00 | 5 |
| Check # 25603 Amount | | | | | | | | \$303.00 | |
| 25604 | 1/19/2021 | | 11958 | SNSHN INVESTMENTS | 226-7605-563.43-08 | | HAPRENT-1-21 | 505.00 | 5 |
| Check # 25604 Amount | | | | | | | | \$505.00 | |
| 25605 | 1/19/2021 | | 9092 | WE ENERGIES | 226-7605-563.43-04 | | URRENT-1-21 | 2.00 | 5 |
| Check # 25605 Amount | | | | | | | | \$2.00 | |
| 25606 | 1/19/2021 | | 9982 | WIESNER, BENJAMIN | 223-7602-563.43-03 | | HAPRENT-1-21 | 212.00 | 5 |
| Check # 25606 Amount | | | | | | | | \$212.00 | |
| 25607 | 1/19/2021 | | 33212 | ZOCCOLI, MARCO | 226-7605-563.43-08 | | HAPRENT-1-21 | 15.00 | 5 |
| Check # 25607 Amount | | | | | | | | \$15.00 | |
| 25608 | 1/19/2021 | | 11700 | 15 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 29.00 | 5 |
| | 1/19/2021 | | 11700 | 15 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 29.00 | 5 |
| | 1/19/2021 | | 11700 | 15 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 29.00 | 5 |
| | 1/19/2021 | | 11700 | 15 LLC | 223-7602-563.43-03 | | HAPRENT-1-21 | 29.00 | 5 |
| Check # 25608 Amount | | | | | | | | \$116.00 | |
| 25609 | 1/21/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 550-4233-535.55-02 | | 2020 FPO'S | 96.64 | 0 |
| | 1/21/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 501-2802-537.51-01 | | 2020 FPO'S | 244.85 | 0 |
| | 1/21/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 510-3803-536.51-01 | | 2020 FPO'S | 244.85 | 0 |
| | 1/21/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 540-1807-538.51-01 | | 2020 FPO'S | 244.85 | 0 |
| | 1/21/2021 | | 33887 | AB DATA CLIENT TRUST AND MAIL | 550-4233-535.51-01 | | 2020 FPO'S | 244.84 | 0 |
| Check # 25609 Amount | | | | | | | | \$1,076.03 | |
| 25610 | 1/21/2021 | | 137 | AHLM, ROBERT | 220-7533-563.14-10 | C2030 | December Mileage | 59.23 | 0 |
| | 1/21/2021 | | 137 | AHLM, ROBERT | 224-7701-563.14-10 | | December Mileage | 67.85 | 0 |
| | 1/21/2021 | | 137 | AHLM, ROBERT | 220-7533-563.14-10 | C2030 | December Mileage | 13.80 | 0 |
| Check # 25610 Amount | | | | | | | | \$140.88 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------------------|--------------------|------|
| 25611 | 1/21/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-0000-141.01-00 | | PO NUM 144067 | 113.38 | 0 |
| | 1/21/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-0000-141.01-00 | | PO NUM 144067 | 354.22 | 0 |
| | 1/21/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 487.88 | 0 |
| | 1/21/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 183.50 | 0 |
| | 1/21/2021 | | 1730 | ARING EQUIPMENT COMPANY INC | 100-4301-533.44-08 | | AUTO BODIES PARTS | 288.69 | 0 |
| Check # 25611 Amount | | | | | | | | \$1,427.67 | |
| 25612 | 1/21/2021 | | 10609 | BENZ, JAY | 100-5212-517.30-04 | | Boot Reimb | 150.00 | 0 |
| Check # 25612 Amount | | | | | | | | \$150.00 | |
| 25613 | 1/21/2021 | | 14777 | BOHN, JAMES | 255-8101-521.56-03 | I20534 | TRAVEL LOG 11/20-12/20 | 93.73 | 0 |
| Check # 25613 Amount | | | | | | | | \$93.73 | |
| 25614 | 1/21/2021 | | 11861 | CIEZKI, JEFFERY | 100-5212-517.30-04 | | Boot Reimb | 150.00 | 0 |
| Check # 25614 Amount | | | | | | | | \$150.00 | |
| 25615 | 1/21/2021 | | 8195 | CIVICPLUS | 240-7913-542.31-02 | H2101 | MASS NOTIFICATION SYSTEM | 10,769.79 | 0 |
| Check # 25615 Amount | | | | | | | | \$10,769.79 | |
| 25616 | 1/21/2021 | | 5286 | COREY OIL LTD | 100-4501-533.44-08 | | AUTO BODIES PARTS | 290.40 | 0 |
| | 1/21/2021 | | 5286 | COREY OIL LTD | 100-2201-522.53-01 | | CAR OIL/WINDSHIELD WASH | 258.56 | 0 |
| Check # 25616 Amount | | | | | | | | \$548.96 | |
| 25617 | 1/21/2021 | | 9942 | FELDHUSEN, PETER | 100-3004-541.14-10 | | December Mileage | 30.48 | 0 |
| Check # 25617 Amount | | | | | | | | \$30.48 | |
| 25618 | 1/21/2021 | | 17370 | FORCE AMERICA INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 303.03 | 0 |
| Check # 25618 Amount | | | | | | | | \$303.03 | |
| 25619 | 1/21/2021 | | 9450 | FUEL SYSTEMS INC | 100-0000-141.01-00 | | PO NUM 144093 | 187.60 | 0 |
| | 1/21/2021 | | 9450 | FUEL SYSTEMS INC | 100-0000-141.01-00 | | PO NUM 144093 | 52.76 | 0 |
| Check # 25619 Amount | | | | | | | | \$240.36 | |
| 25620 | 1/21/2021 | | 11257 | GARCIA, LILIA | 100-3003-541.14-10 | | December Mileage | 107.47 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|----------------------------|--------------------|--------|---------------------------|-------------------|------|
| Check # 25620 Amount | | | | | | | | \$107.47 | |
| 25621 | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 144094 | 9.96 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 144094 | 36.48 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 144094 | 50.34 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 144094 | 11.16 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 144094 | 45.54 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 144094 | 25.04 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-4101-533.51-09 | | AUTO BODIES PARTS | 123.28 | 0 |
| | 1/21/2021 | | 28410 | GRAINGER | 100-0000-141.01-00 | | PO NUM 143374 | 33.63 | 0 |
| Check # 25621 Amount | | | | | | | | \$335.43 | |
| 25622 | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 147.00 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 38.81 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 6.10 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 41.70 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 32.93 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 817.08 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 148.20 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 68.40 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 12.76 | 0 |
| | 1/21/2021 | | 11680 | HUMPHREY SERVICE PARTS INC | 100-0000-141.01-00 | | PO NUM 144098 | 24.22 | 0 |
| Check # 25622 Amount | | | | | | | | \$1,337.20 | |
| 25623 | 1/21/2021 | | 34099 | INDUSTRIAL MARKETING | 100-4218-531.44-08 | | AUTO BODIES PARTS | 241.57 | 0 |
| | 1/21/2021 | | 34099 | INDUSTRIAL MARKETING | 100-4301-533.44-08 | | AUTO BODIES PARTS | 187.85 | 0 |
| Check # 25623 Amount | | | | | | | | \$429.42 | |
| 25624 | 1/21/2021 | | 10272 | JACOBSEN, MATTHEW | 100-5210-517.25-01 | | JUSTICE ADMIN/10-26-20/UN | 500.00 | 0 |
| Check # 25624 Amount | | | | | | | | \$500.00 | |
| 25625 | 1/21/2021 | | 33765 | JAMES IMAGING SYSTEMS INC | 100-3001-541.32-04 | | 2020 FPO'S | 12.62 | 0 |
| Check # 25625 Amount | | | | | | | | \$12.62 | |
| 25626 | 1/21/2021 | | 10236 | KNOWBE4 INC | 100-1101-517.32-01 | | THIRD INSTALLMENT OF 3 - | 4,228.60 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|------------|------|
| Check # 25626 Amount | | | | | | | | \$4,228.60 | |
| 25627 | 1/21/2021 | | 4658 | KOFFMAN, ANDREW | 255-8101-521.30-04 | 119549 | SPECTRUM 12/27/20-01/26/2 | 74.99 | 0 |
| | 1/21/2021 | | 4658 | KOFFMAN, ANDREW | 255-8101-521.51-09 | 119549 | IT SUPPLIES FROM AMAZON | 251.71 | 0 |
| | 1/21/2021 | | 4658 | KOFFMAN, ANDREW | 255-8101-521.30-04 | 119549 | SPECTRUM 04/28/20 BILL | 69.99 | 0 |
| | 1/21/2021 | | 4658 | KOFFMAN, ANDREW | 255-8101-521.30-04 | 119549 | AWS SERVICE | 3.25 | 0 |
| | 1/21/2021 | | 4658 | KOFFMAN, ANDREW | 255-8101-521.30-04 | 119549 | AWS SERVICE | 4.91 | 0 |
| | 1/21/2021 | | 4658 | KOFFMAN, ANDREW | 255-8101-521.30-04 | 119549 | MOTOROLA RADIO REPAIRS | 560.00 | 0 |
| Check # 25627 Amount | | | | | | | | \$964.85 | |
| 25628 | 1/21/2021 | | 13317 | KORALEWSKI, DANIEL | 100-3004-541.14-10 | | December Mileage | 305.90 | 0 |
| Check # 25628 Amount | | | | | | | | \$305.90 | |
| 25629 | 1/21/2021 | | 13257 | KUHARY, SHERYL | 100-0301-516.14-10 | | December Mileage | 6.21 | 0 |
| Check # 25629 Amount | | | | | | | | \$6.21 | |
| 25630 | 1/21/2021 | | 15350 | LINCOLN CONTRACTORS SUPPLY I | 100-4218-531.44-08 | | AUTO BODIES PARTS | 21.69 | 0 |
| Check # 25630 Amount | | | | | | | | \$21.69 | |
| 25631 | 1/21/2021 | | 11054 | LISKA, RAEHEL | 100-5210-517.25-01 | | DISASTER RECOVERY/12-9-20 | 600.00 | 0 |
| Check # 25631 Amount | | | | | | | | \$600.00 | |
| 25632 | 1/21/2021 | | 11885 | MARTIN, JUSTIN | 100-4501-533.58-01 | | TESTING FEE | 150.00 | 0 |
| | 1/21/2021 | | 11885 | MARTIN, JUSTIN | 100-4501-533.58-01 | | PRO-RATED CDL REIMBURSE | 83.16 | 0 |
| Check # 25632 Amount | | | | | | | | \$233.16 | |
| 25633 | 1/21/2021 | | 19497 | N & S TOWING INC | 100-2101-521.30-04 | | PO-BLANKET | 125.00 | 0 |
| | 1/21/2021 | | 19497 | N & S TOWING INC | 100-2101-521.30-04 | | PO-BLANKET | 252.50 | 0 |
| Check # 25633 Amount | | | | | | | | \$377.50 | |
| 25634 | 1/21/2021 | | 19670 | NASSCO INC | 100-0000-141.01-00 | | PO NUM 144106 | 223.44 | 0 |
| Check # 25634 Amount | | | | | | | | \$223.44 | |
| 25635 | 1/21/2021 | | 5660 | NORTHERN LAKE SERVICE INC | 501-2603-537.59-02 | | 2020 FPO'S | 548.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|------------|------|
| Check # 25635 Amount | | | | | | | | \$548.00 | |
| 25636 | 1/21/2021 | | 33469 | OFFICE COPYING EQUIPMENT LTD | 100-2101-521.43-03 | | December copies | 57.15 | 0 |
| Check # 25636 Amount | | | | | | | | \$57.15 | |
| 25637 | 1/21/2021 | | 35247 | PACKERLAND RENT A MAT INC | 255-8101-521.30-04 | 120534 | 01-03 | 46.56 | 0 |
| Check # 25637 Amount | | | | | | | | \$46.56 | |
| 25638 | 1/21/2021 | | 12135 | PAPE, DANIEL | 100-4501-533.58-01 | | PRO-RATED CDL REIMBURSE | 18.49 | 0 |
| Check # 25638 Amount | | | | | | | | \$18.49 | |
| 25639 | 1/21/2021 | | 5546 | SCHAAK, JASON | 100-5210-517.25-01 | | AM HISTORY I/12-3-20/COLU | 600.00 | 0 |
| | 1/21/2021 | | 5546 | SCHAAK, JASON | 100-5210-517.25-01 | | CRITICAL THINKING/12-3-20 | 400.00 | 0 |
| Check # 25639 Amount | | | | | | | | \$1,000.00 | |
| 25640 | 1/21/2021 | | 12641 | SCHARFENBERG, JAPETH | 100-5210-517.25-01 | | COMPUTER ESSENTIALS/12-2 | 634.50 | 0 |
| Check # 25640 Amount | | | | | | | | \$634.50 | |
| 25641 | 1/21/2021 | | 24690 | SHERWIN INDUSTRIES INC | 100-4218-531.53-02 | | PO-BLANKET | 1,412.50 | 0 |
| | 1/21/2021 | | 24690 | SHERWIN INDUSTRIES INC | 501-2707-537.53-08 | | PO-BLANKET | 592.12 | 0 |
| | 1/21/2021 | | 24690 | SHERWIN INDUSTRIES INC | 540-1801-538.53-02 | | PO-BLANKET | 565.00 | 0 |
| | 1/21/2021 | | 24690 | SHERWIN INDUSTRIES INC | 100-4218-531.53-02 | | PO-BLANKET | 1,274.64 | 0 |
| | 1/21/2021 | | 24690 | SHERWIN INDUSTRIES INC | 100-4218-531.53-02 | | PO-BLANKET | 1,466.74 | 0 |
| | 1/21/2021 | | 24690 | SHERWIN INDUSTRIES INC | 501-2707-537.53-08 | | PO-BLANKET | 1,375.21 | 0 |
| Check # 25641 Amount | | | | | | | | \$6,686.21 | |
| 25642 | 1/21/2021 | | 6634 | SUTTON, KATHERINE | 100-3003-541.14-10 | | December Mileage | 124.20 | 0 |
| Check # 25642 Amount | | | | | | | | \$124.20 | |
| 25643 | 1/21/2021 | | 12122 | THALER, DANA | 100-5212-517.30-04 | | Boot Reimb | 135.00 | 0 |
| Check # 25643 Amount | | | | | | | | \$135.00 | |
| 25644 | 1/21/2021 | | 10528 | THOMAS, MELISSA | 100-3003-541.14-10 | | December Mileage | 21.28 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|----------------|--------------------|--------|--------------------------|--------------------|------|
| Check # 25644 Amount | | | | | | | | \$21.28 | |
| 25645 | 1/21/2021 | | 9430 | ULIE, HIBA | 240-7904-542.31-02 | H2100 | PRINTER INK CARTRIDGES | 43.04 | 0 |
| Check # 25645 Amount | | | | | | | | \$43.04 | |
| 25646 | 1/21/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-05 | | WE BILL | 1,824.69 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-2201-522.41-04 | | WE BILL | 1,760.30 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 501-2601-537.41-04 | | WE BILL | 156.81 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 303.66 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 88.72 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-05 | | WE BILL | 5,533.11 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 67.26 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4201-535.41-04 | | WE BILL | 55.39 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 90.00 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 85.45 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 245.26 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 7,775.45 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4101-533.41-04 | | WE BILL | 5,869.94 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 482.38 | 0 |
| | 1/21/2021 | | 30260 | WE ENERGIES | 100-4118-531.41-04 | | WE BILL | 36,518.87 | 0 |
| Check # 25646 Amount | | | | | | | | \$60,857.29 | |
| 25647 | 1/21/2021 | | 1806 | ZAJDEL, SHELLY | 100-3003-541.14-10 | | December Mileage | 32.20 | 0 |
| Check # 25647 Amount | | | | | | | | \$32.20 | |
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 100-0301-516.51-02 | COVIC | FARM & FLEET OF WAUKESH/ | 15.74 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0000-229.07-00 | | SAMS CLUB #8164 | 71.57 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0401-512.32-01 | | AMZN MKTP US*H07QA3NO3 | 13.83 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0401-512.32-01 | | AMZN MKTP US*YD9FA1VH3 | 118.58 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0401-512.32-01 | | AMZN MKTP US*SM9OP5E93 | 8.72 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0501-517.52-02 | | REALTOR ASSOCIATION/MLS | 60.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0501-517.52-02 | | COSTAR GROUP INC | 355.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1001-513.57-01 | | SOCIETYFORHUMANRESOUR | 219.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0000-441.08-00 | | DOJ EPAY RECORDS CHECK | 941.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1001-513.57-01 | COVIC | ZOOM.US 888-799-9666 | 199.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1101-517.32-01 | | CDYNE SERVICES, LLC | 20.98 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|------------------------|----------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 100-1101-517.51-11 | | AMZN MKTP US*MY7HE2P63 | 415.20 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-8813-517.51-09 | | AMZN MKTP US*YX8GI5993 | 59.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-8813-517.51-09 | | SECUREPRODUCTS.COM | 251.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1301-517.51-02 | | SWIFTWALL.COM | 1,652.66 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1101-517.60-02 | | HARNESSLAND.COM | 473.10 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-8813-517.51-09 | | SECUREPRODUCTS.COM | -251.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | PICK N SAVE #847 | 1,100.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | OFFICEMAX/DEPOT 6869 | 79.60 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 255-8101-521.30-04 | I20549 | SCREENCLOUD | 400.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 255-8101-521.30-04 | I20549 | STAMPS.COM | 17.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 255-8101-521.51-09 | I19549 | WWW.ALLHDD.COM | 1.52 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 255-8101-521.51-09 | I19549 | WWW.ALLHDD.COM | 2,197.80 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 255-8101-521.51-09 | I20534 | OFFICEMAX/DEPOT 6869 | 56.01 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1301-517.54-02 | | INDEED | 100.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA420 | AURORA HEALTH CARE CCI | 377.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA410 | AURORA HEALTH CARE CCI | 113.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA400 | AURORA HEALTH CARE CCI | 340.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA010 | AURORA HEALTH CARE CCI | 44.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA430 | AURORA HEALTH CARE CCI | 113.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.29-01 | | AURORA HEALTH CARE CCI | 201.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA410 | AURORA HEALTH CARE CCI | 44.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA450 | AURORA HEALTH CARE CCI | 69.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA010 | AURORA HEALTH CARE CCI | 20.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA450 | AURORA HEALTH CARE CCI | 15.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA220 | AURORA HEALTH CARE CCI | 15.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA220 | AURORA HEALTH CARE CCI | 15.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA210 | AURORA HEALTH CARE CCI | 15.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA220 | AURORA HEALTH CARE CCI | 15.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA010 | CONCENTRA | 58.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA300 | CONCENTRA | 284.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA420 | CONCENTRA | 252.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA420 | CONCENTRA | 252.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA300 | CONCENTRA | 365.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA420 | CONCENTRA | 34.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA300 | CONCENTRA | 58.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA300 | CONCENTRA | 58.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA350 | CONCENTRA | 133.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5212-517.30-04 | WA350 | CONCENTRA | 58.00 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|---------------------------|--------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 100-1401-515.57-02 | | GOVERNMENT FINANCE OFFI | 180.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1401-515.51-02 | | OFFICEMAX/DEPOT 6869 | 67.24 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1401-515.51-02 | | OFFICEMAX/DEPOT 6869 | 13.46 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1401-515.51-02 | | OFFICEMAX/DEPOT 6869 | 1.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1401-515.51-02 | | OFFICEMAX/DEPOT 6869 | 17.68 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | AMZN MKTP US*JB5S46UV3 | 54.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.57-02 | | APT US&C | 89.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | OFFICEMAX/DEPOT 6869 | 14.36 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | AMAZON.COM*6P0NH3B43 AM | 60.48 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | OFFICEMAX/DEPOT 6869 | 25.59 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | AMZN MKTP US*XY1X875O3 | 67.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | OFFICEMAX/DEPOT 6869 | 26.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | OFFICEMAX/DEPOT 6869 | 3.39 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1404-515.51-02 | | OFFICEMAX/DEPOT 6869 | 25.59 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | FS COM INC | 90.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*OF2J887V3 | 60.89 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*V26FN9683 | 20.74 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*7M0RZ02G3 | 101.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*8O93T86F3 | 8.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-09 | | AMZN MKTP US*LG12A3NT3 | 30.88 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*LG12A3NT3 | 5.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*5R83R3HT3 | 736.80 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.44-01 | | AMZN MKTP US*SF30S0TM3 | 103.77 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-09 | | BOUND TREE MEDICAL LLC | 88.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-09 | | BOUND TREE MEDICAL LLC | -88.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2114-521.51-03 | | AMZN MKTP US*5X1LF31N3 | 19.88 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.57-01 | | WISCONSIN CHIEFS OF POLIC | 130.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.57-01 | | IACP | 240.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.57-02 | | WISCONSIN POLICE LEADERS | 225.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.57-01 | | WISCONSIN CHIEFS OF POLIC | 80.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.30-04 | | THESTAMPMAKER | 41.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-02 | | AMZN MKTP US*RW4UE1IC3 | 55.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.32-01 | | TDS METROCOM | 334.70 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-02 | | OFFICEMAX/DEPOT 6869 | 124.24 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2114-521.51-03 | | EVIDENT INC | 90.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-02 | | OFFICEMAX/DEPOT 6869 | 30.31 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2110-521.51-06 | | OFFICEMAX/DEPOT 6869 | 145.47 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.30-04 | | SHRED-IT | 48.50 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
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| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 100-2110-521.51-06 | | AMZN MKTP US*Z703580I3 AM | 41.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2114-521.51-03 | | EVIDENT INC | 150.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-02 | | OFFICEMAX/DEPOT 6869 | 51.15 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-09 | | AMAZON.COM*FT3ZL01B3 | 46.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2110-521.51-06 | | NASSCO INC | 825.62 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-02 | | OFFICEMAX/DEPOT 6869 | 39.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-09 | | U.S. PLASTIC CORPORATION | 194.43 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.30-04 | | INTOXIMETERS INC | 110.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-02 | | OFFICEMAX/DEPOT 6869 | 292.60 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.30-04 | | CNA SURETY | 30.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | ZOOM.US 888-799-9666 | 14.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | HAB*HABAND | 31.22 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | MICHAELS STORES 1606 | 29.80 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | MICHAELS STORES 6709 | 17.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | WAL-MART #5438 | 161.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | AMZN MKTP US*8F1XW1W03 | 29.53 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | KWIK TRIP 10400010470 | 140.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | PICK N SAVE #846 | 200.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | BATH AND BODY WORKS 5040 | 50.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | WAL-MART #1394 | 46.72 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | TARGET 00021998 | 84.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | TARGET 00021998 | -30.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | AMZN MKTP US*XE8E66I13 | 26.48 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 202-0801-521.64-05 | | ZOOM.US 888-799-9666 | 14.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 215-0801-521.64-05 | | WAVE - *PROMOTION SOLUTIO | 180.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 215-0801-521.64-05 | | WAVE - *PROMOTION SOLUTIO | 280.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2102-521.60-01 | | BROWNELLS INC | 815.36 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2107-521.51-05 | | VORTEX OPTICS | 1,664.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2102-521.60-01 | | GALLS | 126.82 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 215-0801-521.64-05 | | RAYALLEN.COM JJDOG.COM | 79.09 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 214-0801-521.64-08 | | CONCENTRA | 1,451.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.51-09 | | WM SUPERCENTER #1635 | 4.59 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2107-521.51-05 | | STREICHER'S MO | 6,941.15 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2107-521.57-02 | | WCTC REGISTRATION | 370.12 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2102-521.60-01 | | SYMBOL ARTS WEB | 1,326.89 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 215-0801-521.64-05 | | SYMBOL ARTS WEB | 450.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2102-521.60-01 | | SQ *ANNETHING IMPRINTS | 312.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2101-521.57-01 | | WISCONSIN ASSOCIATION FO | 25.00 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
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| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 100-2107-521.51-05 | | STOP STICK LTD | 2,609.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.44-03 | | FSP*AMSTON TRAILER SALES | 21.42 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-08 | | GRAINGER | 100.72 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.57-02 | | AMAZON.COM*VX9EF67H3 | 90.19 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.44-02 | | AMZN MKTP US*253MJ2NR3 | 16.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-08 | | MAC TOOLS - WAUKESHA | 522.83 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.57-01 | | MILWAUKEE JOURNAL | 9.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.53-27 | | AMZN MKTP US*PB7RR4ZI3 | 55.12 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.53-27 | | GRAINGER | 140.70 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.53-41 | | AMZN MKTP US*XH3UA6XU3 | 230.04 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-02 | COVID | OFFICE DEPOT #117 | 73.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-04 | | NORTH AVE GRILL | 91.25 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.44-02 | | MR APPLIANCE OF MUSKEGO | 212.45 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.57-01 | | WI STATE FIRE CHIEFS | 95.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 217-0901-522.64-05 | FR000 | AMZN MKTP US*MM8Y01RH3 | 19.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-06 | | NASSCO INC | 91.22 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-06 | | NASSCO INC | 130.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-07 | | NASSCO INC | 22.92 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.53-41 | COVID | AMAZON.COM*2D7YC91S3 AM | 479.94 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-06 | | NASSCO INC | 71.96 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-07 | | NASSCO INC | 79.05 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-04 | | NASSCO INC | 89.27 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-04 | | AMZN MKTP US*9515H3KL3 | 92.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.57-01 | | AMERICAN HEART SHOPCPR | 5.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-06 | | NASSCO INC | 41.17 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-04 | | NASSCO INC | 54.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-07 | | NASSCO INC | 22.92 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2201-522.51-02 | | OFFICEMAX/DEPOT 6869 | 31.63 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 218-0901-522.64-05 | | METROCARE HOME MEDICAL | 311.32 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2401-524.51-02 | | OFFICEMAX/DEPOT 6869 | 12.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-2401-524.51-02 | | OFFICEMAX/DEPOT 6869 | 4.19 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2706-537.53-41 | | HACH COMPANY | 143.22 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2706-537.53-41 | | HACH COMPANY | 64.69 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-08 | | THE HOME DEPOT #4902 | 25.32 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-08 | | USA BLUE BOOK | 245.31 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-08 | | THE HOME DEPOT #4902 | 24.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.57-02 | | WISCONSIN AWWA | 50.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-08 | | CORE & MAIN LP 227 | 180.00 | 8 |

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| | 1/10/2021 | | 6194 | JP MORGAN | 501-2708-537.44-57 | | CORE & MAIN LP 227 | 29.96 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2708-537.44-57 | | CORE & MAIN LP 227 | 150.18 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2708-537.44-57 | | THE HOME DEPOT #4902 | 7.94 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HAJOCA ABLE DIST 353 | 35.35 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | ELLIOTT ACE HDWE | 7.56 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HAJOCA ABLE DIST 353 | 67.18 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HAJOCA ABLE DIST 353 | 24.58 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HAJOCA ABLE DIST 353 | 29.37 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HAJOCA ABLE DIST 353 | 19.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | ELLIOTT ACE HDWE | 3.23 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.57-02 | | WISCONSIN CONTRACTORS II | 99.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MARK'S PLUMBING PARTS | 535.03 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HAJOCA ABLE DIST 353 | 106.78 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-02 | | AMZN MKTP US*1W1NY5TF3 | 514.48 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.32-01 | | CHECKAPPOINTMENTS COM | 39.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-02 | | AMZN MKTP US*M61X70LJ3 | 95.89 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-02 | | AMZN MKTP US*4T6E231B3 | 122.94 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2706-537.44-54 | | AMZN MKTP US*FC4VP00E3 | 41.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2706-537.44-54 | | AMAZON.COM*HU10C2JJ3 | 42.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 501-2901-537.51-02 | | AMZN MKTP US*D92482IP3 | 114.01 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | AMZN MKTP US*I66S21RS3 | 275.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3001-541.51-02 | | AMZN MKTP US*II53O6EQ3 | 15.18 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3001-541.51-02 | | OFFICEMAX/DEPOT 6869 | 191.70 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3001-541.51-02 | | OFFICEMAX/DEPOT 6869 | 21.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | AMZN MKTP US*ND1W35VS3 | 51.71 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3004-541.53-40 | | AMZN MKTP US*G44C62QH3 | 265.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3004-541.53-40 | | AMAZON.COM*N10Q540T3 | 254.25 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3001-541.51-02 | | OFFICEMAX/DEPOT 6869 | 27.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3001-541.57-01 | | WISCONSIN PUBLIC HEALTH | 550.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3004-541.53-40 | | UNIV FL ONLINE PMNT | 80.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3003-541.53-41 | | AED SUPERSTORE | 384.02 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | FBL*FRESHBABY | 221.57 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | FBL*FRESHBABY | 5,000.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | ALLHEART | -57.59 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3003-541.53-41 | | AMAZON.COM*H312U6S53 AM | 209.56 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.51-02 | H2104 | AMZN MKTP US*WK48R55E3 | 28.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.31-02 | H2000 | ALLHEART | 723.10 | 8 |

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| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 240-7904-542.51-02 | H2104 | AMZN MKTP US*MJ1M435T3 | 82.13 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.51-02 | | OFFICEMAX/DEPOT 6869 | 36.44 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.51-02 | | OFFICEMAX/DEPOT 6869 | 24.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.51-06 | | NASSCO INC | 284.37 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.32-01 | | MYSENIORCENTER | 1,800.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.44-01 | | FACILITY SOLUTIONS GROUP | 164.05 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | PICK N SAVE #847 | 300.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | PICK N SAVE #847 | 300.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.44-01 | | FACILITY SOLUTIONS GROUP | 58.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.44-01 | | WWW.KOHL.S.COM #0873 | 94.94 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.51-09 | | NOR*NORTHERN TOOL | 174.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | DOLLARTREE | 91.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | DOLLARTREE | 53.70 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | P2W ARCH CARDS | 515.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | DOLLAR TREE | 65.41 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | DOLLAR TREE | 13.72 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3401-544.30-04 | | DOLLARTREE | 163.16 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-01 | | USPS PO 5687650214 | 6.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-02 | | OFFICEMAX/DEPOT 6869 | 5.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-02 | | OFFICEMAX/DEPOT 6869 | 98.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-31 | | MADISON NEWSPAPERS | 142.76 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-51 | | MADISON NEWSPAPERS | 900.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-28 | | BAKER & TAYLOR - BOOKS | 14.87 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-30 | | BAKER & TAYLOR - BOOKS | 123.84 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-38 | | BAKER & TAYLOR - BOOKS | 5,081.37 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-57 | | BAKER & TAYLOR - BOOKS | 88.88 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-23 | | BAKER & TAYLOR - BOOKS | 10.77 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-21 | | BAKER & TAYLOR - BOOKS | 32.73 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-28 | | BAKER & TAYLOR - BOOKS | 3,242.81 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-30 | | BAKER & TAYLOR - BOOKS | 4.63 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-40 | | BAKER & TAYLOR - BOOKS | 64.25 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-48 | | BAKER & TAYLOR - BOOKS | 2,545.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 210-0701-555.64-05 | | BAKER & TAYLOR - BOOKS | 107.45 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 211-0701-555.64-05 | | BAKER & TAYLOR - BOOKS | 70.09 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | PICK N SAVE #847 | 41.13 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3504-555.51-02 | | DEMCO INC | 249.46 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-02 | | DEMCO INC | 55.55 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.30-04 | | ZOOM.US 888-799-9666 | 14.99 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|------------------------|----------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | DOLLAR TREE | 16.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-21 | | BAKER & TAYLOR - BOOKS | 26.54 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-28 | | BAKER & TAYLOR - BOOKS | 1,659.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-40 | | BAKER & TAYLOR - BOOKS | 87.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-48 | | BAKER & TAYLOR - BOOKS | 2,412.33 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 210-0701-555.64-05 | | BAKER & TAYLOR - BOOKS | 59.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 211-0701-555.64-05 | | BAKER & TAYLOR - BOOKS | 9.85 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-27 | | BAKER & TAYLOR - BOOKS | 50.28 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-30 | | BAKER & TAYLOR - BOOKS | 55.57 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-38 | | BAKER & TAYLOR - BOOKS | 373.65 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-57 | | BAKER & TAYLOR - BOOKS | 143.87 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-23 | | BAKER & TAYLOR - BOOKS | 6.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-45 | | BAKER & TAYLOR - BOOKS | 10.06 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | DOLLAR TREE | 1.06 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-02 | | OFFICEMAX/DEPOT 6869 | 298.11 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | TARGET 00021998 | 9.49 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | TARGET.COM * | 6.19 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*I72S72L43 | 149.28 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*TX6F31MX3 | 13.28 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*FN0RD1Z33 | 29.87 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3504-555.51-02 | | DEMCO INC | 343.75 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | OTC BRANDS INC | 50.75 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*SK8AK4GV3 | 18.79 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*IL92Q0ZQ3 | 5.97 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-28 | | AMAZON.COM*CO1AW2P13 A | 36.48 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | TARGET.COM * | 27.04 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3504-555.51-02 | | DEMCO INC | -6.85 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | OTC BRANDS INC | 67.19 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*8F6002923 | 9.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | DOLLAR TREE, INC. | 30.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-02 | | OFFICEMAX/DEPOT 6869 | 48.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | OFFICEMAX/DEPOT 6869 | 47.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3504-555.51-02 | | SHOWCASES | 40.60 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-21 | | BAKER & TAYLOR - BOOKS | 371.31 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-28 | | BAKER & TAYLOR - BOOKS | 2,048.01 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-48 | | BAKER & TAYLOR - BOOKS | 2,000.24 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-30 | | BAKER & TAYLOR - BOOKS | 38.21 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-40 | | BAKER & TAYLOR - BOOKS | 41.06 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|--------------------------|----------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 211-0701-555.64-05 | | BAKER & TAYLOR - BOOKS | 13.81 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-38 | | BAKER & TAYLOR - BOOKS | 160.63 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-57 | | BAKER & TAYLOR - BOOKS | 48.18 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-23 | | BAKER & TAYLOR - BOOKS | 667.23 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-28 | | BAKER & TAYLOR - BOOKS | 248.33 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-30 | | BAKER & TAYLOR - BOOKS | 86.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-33 | | BAKER & TAYLOR - BOOKS | 107.27 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3502-555.52-53 | | BAKER & TAYLOR - BOOKS | 107.27 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-3501-555.51-09 | | AMZN MKTP US*WV1UM58Q3 | 26.87 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4001-533.51-01 | | USPS PO 5687650214 | 6.60 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 550-4233-535.41-09 | | ADVANCED DISPOSAL ONLINE | 119.79 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4201-535.51-02 | | OFFICEMAX/DEPOT 6869 | 22.28 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MIDWEST SIGN SCREEN COR | 892.76 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MIDWEST SIGN SCREEN COR | 14.61 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MIDWEST SIGN SCREEN COR | 524.29 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | ELLIOTT ACE HDWE | 10.77 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4118-531.53-02 | | THE HOME DEPOT #4902 | 46.14 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4118-531.53-02 | | ELLIOTT ACE HDWE | 3.23 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | G&O THERMAL SUPPLY CO | 1,198.02 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HASTINGS AIR ENERGY CONT | 399.76 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HEAT & POWER PRODUCTS IN | 313.74 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | SHERWIN WILLIAMS 703713 | 57.59 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | HALLMAN LINDSAY PAINTS - | 19.74 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4118-531.53-02 | | THE HOME DEPOT #4902 | 9.47 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4118-531.53-02 | | THE HOME DEPOT #4902 | -9.47 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4118-531.51-09 | | THE HOME DEPOT 4902 | 328.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.51-09 | | MENARDS WEST MILWAUKEE | 8.79 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.44-08 | | EXCEL GLASS, LLC | 321.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-8813-517.51-09 | COVIC | THE HOME DEPOT 4902 | 730.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.51-09 | | JOE WILDE COMPANY, LLC | 29.76 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | ARO LOCK & DOOR MILW | 27.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MILWAUKEE FENCE INC | 58.18 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 540-1801-538.51-09 | | THE HOME DEPOT 4902 | 149.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 510-3801-536.51-08 | | THE HOME DEPOT 4902 | 149.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4218-531.53-02 | | AMZN MKTP US*Q85CP7GO3 | 55.54 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4218-531.51-02 | | AMZN MKTP US*MG4IQ2CM3 | 24.52 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 550-4233-535.51-02 | | AMZN MKTP US*Q11QL3F33 | 173.16 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4218-531.51-02 | | MENARDS WEST ALLIS WI | 68.97 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|-------------------------|----------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 510-3801-536.51-09 | COVIE | MENARDS WEST ALLIS WI | 42.44 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4201-535.53-02 | | OFFICEMAX/DEPOT 6175 | 84.72 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4201-535.53-02 | | AMAZON.COM*CV99U1293 | 64.76 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 510-3801-536.51-08 | | LINCOLN CONTRACTORS SUP | 485.96 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 540-1801-538.51-09 | | LINCOLN CONTRACTORS SUP | 485.96 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 550-4233-535.51-09 | | PRYME RADIO | 442.55 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4218-531.53-02 | | PRYME RADIO | 442.55 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MENARDS WEST MILWAUKEE | 67.27 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5002-517.51-09 | | MENARDS WEST MILWAUKEE | 22.65 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | MENARDS WEST MILWAUKEE | 20.77 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | LEMKE STONE QUARRY A | 848.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | MENARDS E-COMMERCE | 2,671.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 350-6008-531.31-02 | P1829 | SIEVERT TRUCKING INC | -669.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | NATURE HILLS.COM | 117.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | LEMKE STONE QUARRY B | 2,813.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SIEVERT TRUCKING INC | 669.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | MENARDS WEST MILWAUKEE | 287.68 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | MENARDS OAK CREEK WI | 71.94 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | MENARDS OAK CREEK WI | 23.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | MENARDS OAK CREEK WI | 98.89 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | MENARDS OAK CREEK WI | 350.61 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | MENARDS FRANKLIN WI | 287.68 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SP * SPRINKLER SUPPLY | 869.13 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SP * BIG FROG SUPPLY | 239.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SPRINKLER WAREHOUSE | 144.58 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SPRINKLER WAREHOUSE | 115.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.51-09 | | WHITLOW SECURITY | 9.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | THE DRIP STORE | 2.86 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | THE DRIP STORE | 3.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | THE DRIP STORE | 4.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | THE DRIP STORE | 7.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | SP * MAXWAREHOUSE.COM | 86.11 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SP * BIG FROG SUPPLY | -239.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | SP * BIG FROG SUPPLY | 96.52 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SPRINKLER WAREHOUSE | -115.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | ZORO TOOLS INC | 161.21 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | WWWPLUMBERSSTOCKCOM | 1,006.88 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 350-6008-531.31-02 | P1829 | PAYNE & DOLAN INC 1010 | 56.36 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|---------------------------|----------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 354-6052-533.31-02 | M2021 | AMAZON.COM*0450J5DT3 AM | 65.82 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | SITEONE LANDSCAPE SUPPL | 40.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | CARLIN SALES CORPORATION | 3,328.01 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | EBAY O*19-06294-02184 | 84.35 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4301-533.53-02 | | PAYPAL *FANYANGKEJI EB | 56.96 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | AMZN MKTP US*UE5MO0PC3 | 7.98 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.51-09 | | AMZN MKTP US*UE5MO0PC3 | 17.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | SWING SET STUFF INC | 115.96 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.53-02 | | AMZN MKTP US*4S9P03203 | 91.50 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1301-517.51-02 | | OFFICEMAX/DEPOT 6869 | 103.46 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4401-533.51-02 | | AMZN MKTP US*BT7FI6TR3 | 38.66 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.32-04 | | DSPS EPAY ISE | 50.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.32-04 | | DSPS E SERVICE FEE COM | 1.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.32-04 | | DSPS EPAY ISE | 50.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4101-533.32-04 | | DSPS E SERVICE FEE COM | 1.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4401-533.51-02 | | OFFICEMAX/DEPOT 6869 | 37.64 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4501-533.51-09 | | SP * TOTE-TOP MEGA FUN | 215.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0000-201.03-00 | | THE MAN STORE | 314.24 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4501-533.44-08 | | PAYPAL *PLANETOFFPAR EBA | -217.59 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4501-533.44-08 | | EBAY O*17-06254-56243 | 369.24 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4501-533.44-08 | | EBAY O*22-06265-21863 | 12.55 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-0000-201.03-00 | | THE HOME DEPOT #4902 | 683.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4501-533.52-01 | | SNAPONTOOLS | 1,250.02 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4601-533.57-02 | | IN *BRANDON CONLEY TRAINI | 450.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4601-533.57-02 | | UWSP - CONTINUING | 200.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4601-533.57-02 | | UWSP - CONTINUING | 400.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4601-533.57-02 | | NASSCO INC | 339.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-4601-533.57-02 | | NASSCO INC | -114.90 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.56-02 | | WPY*RAPOZA ASSOCIATES | 100.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.52-01 | | NOVOGRADAC & COMPANY LI | 367.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.51-02 | | BEST BUY 00000448 | 76.64 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.56-02 | | UBER TRIP | 13.38 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.30-04 | | DOJ EPAY RECORDS CHECK | 7.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.30-04 | | DOJ EPAY RECORDS CHECK | 14.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.30-04 | | DOJ EPAY RECORDS CHECK | 7.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.30-04 | | DOJ EPAY RECORDS CHECK | 7.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.30-04 | | DOJ EPAY RECORDS CHECK | 7.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 222-7601-563.30-04 | | DOJ EPAY RECORDS CHECK | 7.00 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------|--------------------|--------|--------------------------|----------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.57-01 | | BIZTIMES MEDIA LLC | 96.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.31-02 | | VIDHUG | 15.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.57-02 | | IEDC ONLINE | 505.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 994-9401-563.57-02 | | IEDC ONLINE | 615.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 220-7521-563.52-01 | C2010 | ZOOM.US 888-799-9666 | 15.81 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-8810-517.51-04 | | EINSTEIN BROS-ONLINE CAT | 158.70 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | LUMEN5.COM | 79.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | CANVA* 02887-0435636 | 51.80 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-1301-517.54-02 | | FACEBK *4RN6QZSC52 | 200.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.32-01 | | SPROUT SOCIAL, INC | 323.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.30-04 | | REDIQUICK DRY CLEANERS | 55.24 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-09 | | GAN*NEWSPAPERSUBSCRIPT | 4.29 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | INFOMOTION/PRESSLABEL. | 5,405.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.54-04 | | 4IMPRINT | 369.75 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | MIDLAND PAPER COMPANY | 507.03 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | RISEVISION | 14.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | AMZN MKTP US*AY10Y9ZL3 | 317.40 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | AMZN MKTP US*5G7C34UV3 | 532.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | B&H PHOTO 800-606-6969 | 201.77 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.51-09 | | B&H PHOTO 800-606-6969 | 201.77 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | ZENDESK, INC. | 140.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-09 | | THE BUSINESS JORNALS | 116.05 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | HOO*HOOTSUITE INC | 14.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | STK*SHUTTERSTOCK | 209.95 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 100-5002-517.51-09 | | AWARDSCOMDIRECT LLC | 164.64 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | MAILCHIMP *MONTHLY | 62.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | AMAZON.COM*DZ5VO7SV3 AM | 80.52 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | OFFICEMAX/DEPOT 6869 | 52.93 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.51-11 | | APPLE.COM/US | 2,079.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.51-11 | | APPLE.COM/US | 119.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | ADOBE CREATIVE CLOUD | 324.88 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 201-5101-517.54-03 | | 4IMPRINT | 133.99 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8201-517.51-09 | | B&H PHOTO 800-606-6969 | 26.39 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-09 | | THE BUSINESS JORNALS | -6.05 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | LUMEN5.COM | 79.00 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | AMAZON.COM*ZD8597UX3 | 16.34 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.51-02 | | AMAZON.COM*NJ0SW2XW3 | 24.27 | 8 |
| | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | MSFT * E0200CZ1H8 | 8.70 | 8 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------------|------------|----------|--------|------------------|--------------------|--------|-------------------------|---------------------|------|
| 25649 | 1/10/2021 | | 6194 | JP MORGAN | 260-8202-517.32-01 | | CANVA* 02917-0370564 | 51.80 | 8 |
| Check # 25649 Amount | | | | | | | | \$117,576.72 | |
| 177025 | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-0501-517.41-06 | | September Verizon | 41.80 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2402-524.41-06 | | September Verizon | 49.94 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2403-524.41-06 | | September Verizon | 0.35 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1502-514.41-06 | | September Verizon | 0.30 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 260-8201-517.41-06 | | September Verizon | 88.46 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 260-8202-517.41-06 | | September Verizon | 95.82 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | September Verizon | 40.81 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | September Verizon | 222.70 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | September Verizon | 444.81 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7901-542.31-02 | H2001 | September Verizon | 539.89 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | September Verizon | 208.39 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2004 | September Verizon | 77.00 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | September Verizon | 116.55 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | September Verizon | 364.37 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | September Verizon | 70.28 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | September Verizon | 24.25 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | September Verizon | 259.41 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-0201-513.41-06 | | September Verizon | 33.46 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2301-523.32-04 | | September Verizon | 122.43 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | September Verizon | 334.53 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | September Verizon | 1,339.16 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.44-01 | | September Verizon | 38.29 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | September Verizon | 120.71 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | September Verizon | 136.78 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | September Verizon | 31.57 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4401-533.41-06 | | September Verizon | 0.98 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | September Verizon | 76.16 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | September Verizon | 26.30 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | September Verizon | 42.76 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | September Verizon | 418.99 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.51-11 | | 9 iPads for Forestry | 3,239.91 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | Equipment credit | -50.00 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 354-2101-521.51-11 | | REBATE ON SAMSUNG NOTES | -50.00 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1002-513.41-06 | | September Verizon | 19.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-0101-511.41-06 | | September Verizon | 159.34 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------|--------------------|--------|---------------------|--------|------|
| 177025 | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2401-524.41-06 | | September Verizon | 210.21 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | September Verizon | 38.21 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | September Verizon | 19.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.32-01 | | September Verizon | 19.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | September Verizon | 57.30 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | September Verizon | 38.21 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | September Verizon | 86.49 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | September Verizon | 85.37 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | September Verizon | 57.33 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | September Verizon | 651.13 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | September Verizon | 136.92 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | September Verizon | 19.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | September Verizon | 29.16 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | September Verizon | 133.62 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | September Verizon | 136.45 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | September Verizon | 38.20 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | September Verizon | 38.21 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | September Verizon | 42.98 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-10 | | September Verizon | 758.19 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | September Verizon | 122.43 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | September Verizon | 44.06 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | September Verizon | 457.80 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | September Verizon | 325.50 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | September Verizon | 44.68 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2004 | September Verizon | 88.00 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | September Verizon | 81.16 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | September Verizon | 88.00 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | September Verizon | 78.87 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | WAPD Drone purchase | 429.99 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | September Verizon | 276.56 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | September Verizon | 44.68 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 202-0801-521.64-05 | | September Verizon | 44.69 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 214-0801-521.64-05 | | September Verizon | 196.47 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.51-09 | | September Verizon | 18.59 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | September Verizon | 244.86 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | September Verizon | 44.69 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | September Verizon | 37.18 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7901-542.31-02 | H2001 | October Verizon | 403.68 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------|--------------------|--------|--------------------------|----------|------|
| 177025 | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | October Verizon | 231.17 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2104 | October Verizon | 84.62 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | October Verizon | 143.63 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | October Verizon | 81.62 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | October Verizon | 202.55 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | October Verizon | 70.23 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | October Verizon | 24.02 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | October Verizon | 248.26 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-0201-513.41-06 | | October Verizon | 34.46 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2301-523.32-04 | | October Verizon | 122.43 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | October Verizon | 342.43 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | October Verizon | 958.42 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.44-01 | | October Verizon | 38.47 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | October Verizon | 127.55 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | October Verizon | 133.22 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | October Verizon | 31.50 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4401-533.41-06 | | October Verizon | 0.98 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | October Verizon | 76.12 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | October Verizon | 25.62 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | October Verizon | 52.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | October Verizon | 42.19 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | October Verizon | 193.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | October Verizon | 68.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | October Verizon | 40.81 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7901-542.31-02 | H2001 | October Verizon | 140.76 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | October Verizon | 408.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.51-11 | | 10 iPads for Streets&San | 3,599.90 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | October Verizon | 763.50 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | October Verizon | 202.50 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | October Verizon | 40.81 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-0501-517.41-06 | | October Verizon | 44.34 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2402-524.41-06 | | October Verizon | 43.40 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2403-524.41-06 | | October Verizon | 0.30 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1502-514.41-06 | | October Verizon | 0.30 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 260-8201-517.41-06 | | October Verizon | 79.57 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 260-8202-517.41-06 | | October Verizon | 72.74 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | October Verizon | 40.81 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | October Verizon | 266.35 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------|--------------------|--------|-----------------|--------|------|
| 177025 | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | October Verizon | 382.16 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | October Verizon | 42.98 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-10 | | October Verizon | 758.19 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-0101-511.41-06 | | October Verizon | 170.84 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2401-524.41-06 | | October Verizon | 210.21 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | October Verizon | 38.22 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | October Verizon | 19.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.32-01 | | October Verizon | 19.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | October Verizon | 57.33 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | October Verizon | 38.22 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | October Verizon | 19.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | October Verizon | 86.49 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | October Verizon | 85.35 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | October Verizon | 57.33 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | October Verizon | 651.06 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | October Verizon | 140.56 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | October Verizon | 19.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | October Verizon | 29.15 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | October Verizon | 133.61 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | October Verizon | 140.19 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | October Verizon | 19.10 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | October Verizon | 38.20 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | October Verizon | 38.21 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | October Verizon | 122.43 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | October Verizon | 44.48 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | October Verizon | 461.99 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | October Verizon | 389.30 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | October Verizon | 45.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2104 | October Verizon | 88.86 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | October Verizon | 82.45 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | October Verizon | 88.86 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | October Verizon | 88.86 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | October Verizon | 45.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | October Verizon | 196.73 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 202-0801-521.64-05 | | October Verizon | 45.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 214-0801-521.64-05 | | October Verizon | 198.15 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.51-09 | | October Verizon | 19.01 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | October Verizon | 244.86 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|----------------------------|-------------|------|
| 177025 | 1/4/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | October Verizon | 45.11 | 0 |
| | 1/4/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | October Verizon | 38.02 | 0 |
| Check # 177025 Amount | | | | | | | | \$28,868.04 | |
| 177026 | 1/6/2021 | | 10878 | MISC-BLDG INSP PERMIT REFUNDS | 100-0000-422.01-08 | | OCCUPANCY REFUND - 414 C | 200.00 | 0 |
| Check # 177026 Amount | | | | | | | | \$200.00 | |
| 177027 | 1/6/2021 | | 11006 | ABT MAILCOM | 100-1404-515.55-02 | | INV38218 2020 TAX BILL MA | 5,721.42 | 0 |
| Check # 177027 Amount | | | | | | | | \$5,721.42 | |
| 177028 | 1/6/2021 | | 9724 | ADVANCE AUTO PARTS | 100-0000-141.01-00 | | PO NUM 139664 | 244.18 | 0 |
| | 1/6/2021 | | 9724 | ADVANCE AUTO PARTS | 501-2706-537.44-54 | | U joint 1/13/17 | 140.76 | 0 |
| Check # 177028 Amount | | | | | | | | \$384.94 | |
| 177029 | 1/6/2021 | | 12086 | AMAZING AWARDS, INC. | 100-5002-517.51-09 | | EQUIP MAINT-GENERAL EQUIP | 99.55 | 0 |
| Check # 177029 Amount | | | | | | | | \$99.55 | |
| 177030 | 1/6/2021 | | 1220 | AMERICAN PLANNING ASSOC | 100-2301-523.57-01 | | SCHAER-MEMBER\$310,WI\$62, | 612.00 | 0 |
| Check # 177030 Amount | | | | | | | | \$612.00 | |
| 177031 | 1/6/2021 | | 5674 | ANTAEUS LLC | 100-1404-515.30-04 | | DEC MONTHLY BILL | 300.00 | 0 |
| Check # 177031 Amount | | | | | | | | \$300.00 | |
| 177032 | 1/6/2021 | | 8017 | MISC-ENG PERMIT REFUNDS | 510-3803-536.31-50 | P2050 | 2228 S. 62 ST. | 1,750.00 | 0 |
| Check # 177032 Amount | | | | | | | | \$1,750.00 | |
| 177033 | 1/6/2021 | | 34349 | ASSESSMENT TECHNOLOGIES LLC | 100-0501-517.30-04 | | CONSULTANT FEE - MARKET I | 406.25 | 0 |
| Check # 177033 Amount | | | | | | | | \$406.25 | |
| 177034 | 1/6/2021 | | 2010 | AT&T BUSINESS SERVICE | 540-1801-538.41-06 | | Phone Service | 40.57 | 0 |
| Check # 177034 Amount | | | | | | | | \$40.57 | |
| 177035 | 1/6/2021 | | 14589 | AURORA EAP | 602-9101-517.30-04 | | 5.875 X 577 EMPLOYEES | 3,389.88 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------|--------------------|--------|----------------------------|-------------|------|
| Check # 177035 Amount | | | | | | | | \$3,389.88 | |
| 177036 | 1/6/2021 | | 2230 | AUTO PARTS & SERVICE INC | 100-0000-141.01-00 | | PO NUM 143358 | 97.14 | 0 |
| | 1/6/2021 | | 2230 | AUTO PARTS & SERVICE INC | 100-0000-141.01-00 | | PO NUM 143358 | 27.85 | 0 |
| Check # 177036 Amount | | | | | | | | \$124.99 | |
| 177037 | 1/6/2021 | | 10360 | BLUE RIBBON ORGANICS | 540-1801-538.41-09 | | 2760.37T @ \$21 YARD WASTE | 57,967.77 | 0 |
| | 1/6/2021 | | 10360 | BLUE RIBBON ORGANICS | 550-4233-535.41-09 | | 613.67T @ \$28 BRUSH | 17,182.76 | 0 |
| Check # 177037 Amount | | | | | | | | \$75,150.53 | |
| 177038 | 1/6/2021 | | 10917 | MISC-PUB WKS REFUNDS | 100-0000-115.09-00 | | GRASS INV. ON 2020 TAX BI | 300.00 | 0 |
| Check # 177038 Amount | | | | | | | | \$300.00 | |
| 177039 | 1/6/2021 | | 10859 | MISC-WITNESS FEES | 100-0302-516.30-05 | | COURT REPORTER-CWA V JA | 26.00 | 0 |
| Check # 177039 Amount | | | | | | | | \$26.00 | |
| 177040 | 1/6/2021 | | 34151 | CDW-G | 204-0701-555.64-05 | | COMPUTER SOFTWARE, PC | 3,140.84 | 0 |
| | 1/6/2021 | | 34151 | CDW-G | 240-7904-542.51-11 | H2002 | PO# 143885 | 504.87 | 0 |
| | 1/6/2021 | | 34151 | CDW-G | 240-7904-542.51-11 | H2002 | COMPUTER HARDWARE | 42.61 | 0 |
| Check # 177040 Amount | | | | | | | | \$3,688.32 | |
| 177041 | 1/6/2021 | | 4498 | CENGAGE LEARNING INC | 100-3502-555.52-27 | | INVOICE #72664519 | 23.20 | 0 |
| | 1/6/2021 | | 4498 | CENGAGE LEARNING INC | 100-3502-555.52-27 | | INVOICE #72700211 | 30.39 | 0 |
| | 1/6/2021 | | 4498 | CENGAGE LEARNING INC | 100-3502-555.52-27 | | INVOICE #72700484 | 83.17 | 0 |
| Check # 177041 Amount | | | | | | | | \$136.76 | |
| 177042 | 1/6/2021 | | 10842 | MISC-HYDRANT REFUNDS | 501-0000-229.05-00 | | MANUAL CHECK | 187.95 | 0 |
| Check # 177042 Amount | | | | | | | | \$187.95 | |
| 177043 | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Uniforms/Mats/Towels | 38.47 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Uniforms/Mats/Towels | 45.37 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Uniforms/Mats/Towels | 38.47 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Uniforms/Mats/Towels | 45.37 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Uniforms/Mats/Towels | 38.47 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Uniforms/Mats/Towels | 4.20 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------|--------------------|--------|---------------------------|-------------------|------|
| 177043 | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Uniforms/Mats/Towels | 4.20 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Uniforms/Mats/Towels | 4.20 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Uniforms/Mats/Towels | 4.20 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Uniforms/Mats/Towels | 4.20 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Uniforms/Mats/Towels | 93.23 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Uniforms/Mats/Towels | 93.23 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4501-533.51-09 | | Uniforms/Mats/Towels | 173.42 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4501-533.51-09 | | Uniforms/Mats/Towels | 173.42 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4501-533.51-09 | | Uniforms/Mats/Towels | 173.42 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4501-533.51-09 | | Uniforms/Mats/Towels | 173.42 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4501-533.51-09 | | Uniforms/Mats/Towels | 173.42 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Uniforms/Mats/Towels | 93.23 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Uniforms/Mats/Towels | 93.23 | 0 |
| | 1/6/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Uniforms/Mats/Towels | 93.23 | 0 |
| Check # 177043 Amount | | | | | | | | \$1,560.40 | |
| 177044 | 1/6/2021 | | 5664 | CINTAS FIRE PROTECTION | 100-4101-533.32-04 | | PO-BLANKET | 336.39 | 0 |
| Check # 177044 Amount | | | | | | | | \$336.39 | |
| 177045 | 1/6/2021 | | 407 | CITY OF WEST ALLIS | 314-6601-563.31-60 | T1401 | FIRE INSP FEE-6749 W NATL | 100.00 | 0 |
| | 1/6/2021 | | 407 | CITY OF WEST ALLIS | 314-6601-563.31-60 | T1401 | FIRE INSP FEE-6771 W NATL | 100.00 | 0 |
| Check # 177045 Amount | | | | | | | | \$200.00 | |
| 177046 | 1/6/2021 | | 3285 | CON-COR COMPANY INC | 100-0000-141.01-00 | | PO NUM 143364 | 13.38 | 0 |
| | 1/6/2021 | | 3285 | CON-COR COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 46.92 | 0 |
| | 1/6/2021 | | 3285 | CON-COR COMPANY INC | 501-2901-537.44-08 | | AUTO BODIES PARTS | 140.46 | 0 |
| | 1/6/2021 | | 3285 | CON-COR COMPANY INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 180.61 | 0 |
| Check # 177046 Amount | | | | | | | | \$381.37 | |
| 177047 | 1/6/2021 | | 11755 | CONCORD GROUP | 317-6606-563.30-02 | T1701 | EDUCATIONAL SERVICES | 5,530.00 | 0 |
| | 1/6/2021 | | 11755 | CONCORD GROUP | 314-6601-563.31-74 | T1401 | CONSULTING SERVICES | 1,187.50 | 0 |
| Check # 177047 Amount | | | | | | | | \$6,717.50 | |
| 177048 | 1/6/2021 | | 28660 | CORE AND MAIN | 501-0000-141.01-00 | | PO NUM 143365 | 128.46 | 0 |
| | 1/6/2021 | | 28660 | CORE AND MAIN | 501-0000-141.01-00 | | PO NUM 143365 | 313.10 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|--------------------------|--------------------|------|
| Check # 177048 Amount | | | | | | | | \$441.56 | |
| 177049 | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | BRICKS&OTHER CLAY PRODU | 69.27 | 0 |
| | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | BRICKS&OTHER CLAY PRODU | 2,845.80 | 0 |
| | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | ENVELOPES, PLAIN | 220.00 | 0 |
| | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | BRICKS&OTHER CLAY PRODU | 844.75 | 0 |
| | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | ENVELOPES, PLAIN | 220.00 | 0 |
| | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | Pallets | -20.00 | 0 |
| | 1/6/2021 | | 34895 | COUNTY MATERIALS CORP | 350-6008-531.31-02 | P1829 | Pallets Returned | -260.00 | 0 |
| Check # 177049 Amount | | | | | | | | \$3,919.82 | |
| 177050 | 1/6/2021 | | 10878 | MISC-BLDG INSP PERMIT REFUNDS | 100-0000-422.01-08 | | OCCUPANCY REFUND - FUTU | -350.00 | 0 |
| | 1/6/2021 | | 10878 | MISC-BLDG INSP PERMIT REFUNDS | 100-0000-422.01-08 | | OCCUPANCY REFUND - FUTU | 350.00 | 0 |
| Check # 177050 Amount | | | | | | | | \$0.00 | |
| 177051 | 1/6/2021 | | 11180 | DASH MEDICAL GLOVES INC | 100-2201-522.53-41 | | (10) CASES EXAM GLOVES | 1,599.00 | 0 |
| Check # 177051 Amount | | | | | | | | \$1,599.00 | |
| 177052 | 1/6/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | WA010 | CITY HALL | 116.51 | 0 |
| | 1/6/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | WA210 | POLICE | 22.52 | 0 |
| | 1/6/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | WA420 | SANT/STREETS | 106.81 | 0 |
| | 1/6/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | | ALL OTHER DEPARTMENTS LE | 182.38 | 0 |
| Check # 177052 Amount | | | | | | | | \$428.22 | |
| 177053 | 1/6/2021 | | 11672 | EDWARD H. WOLF & SONS, INC. | 100-0000-141.02-00 | | PO NUM 143345 | 14,574.25 | 0 |
| Check # 177053 Amount | | | | | | | | \$14,574.25 | |
| 177054 | 1/6/2021 | | 230 | ELLIOTT'S ACE HARDWARE | 100-4301-533.44-08 | | Tools | 17.60 | 0 |
| Check # 177054 Amount | | | | | | | | \$17.60 | |
| 177055 | 1/6/2021 | | 8017 | MISC-ENG PERMIT REFUNDS | 100-0000-229.04-00 | | 6022 W ORCHARD ST | 100.00 | 0 |
| Check # 177055 Amount | | | | | | | | \$100.00 | |
| 177056 | 1/6/2021 | | 8420 | FABICK | 100-0000-141.01-00 | | PO NUM 143369 | 1,387.50 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 501-2901-537.44-08 | | AUTO BODIES PARTS | 32.83 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------------|--------------------|--------|---------------------------|-------------------|------|
| 177056 | 1/6/2021 | | 8420 | FABICK | 501-2901-537.44-08 | | AUTO BODIES PARTS | 10.39 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 501-2901-537.44-08 | | AUTO BODIES PARTS | 16.63 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 501-2901-537.44-08 | | AUTO BODIES PARTS | 648.49 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 100-4201-535.44-08 | | PO# 143369 | 197.37 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 100-4218-531.44-08 | | AUTO BODIES PARTS | -226.45 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 100-4218-531.44-08 | | AUTO BODIES PARTS | -12.64 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 501-2901-537.44-08 | | AUTO BODIES PARTS | 611.48 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 501-2901-537.44-08 | | AUTO BODIES PARTS | 137.23 | 0 |
| | 1/6/2021 | | 8420 | FABICK | 100-4218-531.44-08 | | AUTO BODIES PARTS | 54.28 | 0 |
| Check # 177056 Amount | | | | | | | | \$2,857.11 | |
| 177057 | 1/6/2021 | | 34238 | FACTORY MOTOR PARTS CO | 100-0000-141.01-00 | | PO NUM 143370 | 495.96 | 0 |
| | 1/6/2021 | | 34238 | FACTORY MOTOR PARTS CO | 100-2110-521.53-02 | | CREDIT FOR CORE | -16.00 | 0 |
| Check # 177057 Amount | | | | | | | | \$479.96 | |
| 177058 | 1/6/2021 | | 12115 | FEDRAN, MARK | 350-6008-531.31-07 | P2030 | Easement | 250.00 | 0 |
| Check # 177058 Amount | | | | | | | | \$250.00 | |
| 177059 | 1/6/2021 | | 32691 | FLAG CENTER | 260-8201-517.54-04 | | COUNCIL CHAMBERS FLAG | 125.00 | 0 |
| Check # 177059 Amount | | | | | | | | \$125.00 | |
| 177060 | 1/6/2021 | | 4690 | FOLEY & LARDNER LLP | 994-9401-563.30-05 | | NEW MARKET TAX CREDIT SE | 8,180.00 | 0 |
| Check # 177060 Amount | | | | | | | | \$8,180.00 | |
| 177061 | 1/6/2021 | | 5971 | MISC-REFUND | 100-1501-517.14-10 | | 2020 PRESIDENTIAL RECOUN | 20.70 | 0 |
| Check # 177061 Amount | | | | | | | | \$20.70 | |
| 177062 | 1/6/2021 | | 8499 | GHA TECHNOLOGIES INC | 100-1101-517.44-08 | | COMPUTER HDWR, PC | 341.38 | 0 |
| Check # 177062 Amount | | | | | | | | \$341.38 | |
| 177063 | 1/6/2021 | | 10480 | GRAYBAR | 100-0000-141.01-00 | | PO NUM 143375 | 28.84 | 0 |
| | 1/6/2021 | | 10480 | GRAYBAR | 100-0000-141.01-00 | | PO NUM 143375 | 805.99 | 0 |
| Check # 177063 Amount | | | | | | | | \$834.83 | |
| 177064 | 1/6/2021 | | 10721 | GUNTA LAW OFFICES S.C. | 100-0302-516.30-16 | | LEGAL SERVICES THRU 9/30/ | 650.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|------------|------|
| 177064 | 1/6/2021 | | 10721 | GUNTA LAW OFFICES S.C. | 100-0302-516.30-16 | | LEGAL SERVICES THRU 10/31 | 2,465.00 | 0 |
| Check # 177064 Amount | | | | | | | | \$3,115.00 | |
| 177065 | 1/6/2021 | | 10842 | MISC-HYDRANT REFUNDS | 501-0000-229.05-00 | | MANUAL CHECK | 147.68 | 0 |
| Check # 177065 Amount | | | | | | | | \$147.68 | |
| 177066 | 1/6/2021 | | 33257 | HENRY SCHEIN INC | 100-3002-541.53-41 | | DENTAL SUPPLIES | 2,595.89 | 0 |
| Check # 177066 Amount | | | | | | | | \$2,595.89 | |
| 177067 | 1/6/2021 | | 11360 | HOLZ MOTORS INC | 100-4301-533.44-08 | | PO# 143377 | 68.37 | 0 |
| Check # 177067 Amount | | | | | | | | \$68.37 | |
| 177068 | 1/6/2021 | | 33842 | HONEYWELL INTERNATIONAL INC | 100-4101-533.44-08 | | EQUIP MAINT-POWER,TRANS | 814.20 | 0 |
| Check # 177068 Amount | | | | | | | | \$814.20 | |
| 177069 | 1/6/2021 | | 10017 | INTERSTATE POWER SYSTEM INC | 100-0000-141.01-00 | | PO NUM 144051 | 346.32 | 0 |
| Check # 177069 Amount | | | | | | | | \$346.32 | |
| 177070 | 1/6/2021 | | 35111 | JERRY'S TRANSMISSION SERV | 100-2201-522.44-03 | | HEAT SOLINOID #4403 | 93.61 | 0 |
| Check # 177070 Amount | | | | | | | | \$93.61 | |
| 177071 | 1/6/2021 | | 13590 | JOHNSON SAND & GRAVEL INC | 100-4218-531.53-02 | | ROAD&HWY BLD MATERIALS(I | 1,295.66 | 0 |
| Check # 177071 Amount | | | | | | | | \$1,295.66 | |
| 177072 | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 100-0000-141.01-00 | | PO NUM 143380 | 31.26 | 0 |
| | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 100-0000-141.01-00 | | PO NUM 143380 | 240.99 | 0 |
| | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 100-4201-535.44-08 | | AUTO BODIES PARTS | 38.99 | 0 |
| | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 100-4201-535.44-08 | | AUTO BODIES PARTS | 116.99 | 0 |
| | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 100-4201-535.44-08 | | AUTO BODIES PARTS | -38.99 | 0 |
| | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 100-4201-535.44-08 | | AUTO BODIES PARTS | 443.54 | 0 |
| | 1/6/2021 | | 32088 | JX PETERBILT -WAUKESHA | 550-4233-535.44-08 | | AUTO BODIES PARTS | 28.83 | 0 |
| Check # 177072 Amount | | | | | | | | \$861.61 | |
| 177073 | 1/6/2021 | | 10878 | MISC-BLDG INSP PERMIT REFUNDS | 100-0000-422.01-08 | | OCCUPANCY REFUND - LUSH | 200.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177073 Amount | | | | | | | | \$200.00 | |
| 177074 | 1/6/2021 | | 13890 | KAESTNER AUTO ELECTRIC CO | 100-0000-141.01-00 | | PO NUM 143381 | 51.60 | 0 |
| | 1/6/2021 | | 13890 | KAESTNER AUTO ELECTRIC CO | 100-0000-141.01-00 | | PO NUM 143381 | 69.25 | 0 |
| Check # 177074 Amount | | | | | | | | \$120.85 | |
| 177075 | 1/6/2021 | | 11582 | KL ENGINEERING | 354-6051-517.31-01 | M2020 | CONSULTING SERVICES | 22,916.88 | 0 |
| Check # 177075 Amount | | | | | | | | \$22,916.88 | |
| 177076 | 1/6/2021 | | 11475 | KOSZALKA, MICHAEL | 100-3501-555.30-04 | | GINA DEVECCHIS 10/5/20 | 35.00 | 0 |
| Check # 177076 Amount | | | | | | | | \$35.00 | |
| 177077 | 1/6/2021 | | 9347 | LEGACY RECYCLING | 550-4233-535.41-09 | | 121@\$25 TV RECYCLING FEE | 3,025.00 | 0 |
| | 1/6/2021 | | 9347 | LEGACY RECYCLING | 550-4233-535.41-09 | | 8@\$40 PROJ/CONSOLE/TV&B | 320.00 | 0 |
| | 1/6/2021 | | 9347 | LEGACY RECYCLING | 550-4233-535.41-09 | | 30@\$5 MICROWAVES | 150.00 | 0 |
| Check # 177077 Amount | | | | | | | | \$3,495.00 | |
| 177078 | 1/6/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | INV #1057050 | 189.00 | 0 |
| | 1/6/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | INV #1058673 | 188.00 | 0 |
| | 1/6/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | INV #1059124 | 241.14 | 0 |
| | 1/6/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | INV #1058732 | 160.79 | 0 |
| Check # 177078 Amount | | | | | | | | \$778.93 | |
| 177079 | 1/6/2021 | | 12112 | MAC SERVICES, INC WISCONSIN | 350-6008-531.31-07 | P2030 | Easementss | 9,500.00 | 0 |
| Check # 177079 Amount | | | | | | | | \$9,500.00 | |
| 177080 | 1/6/2021 | | 4820 | MANSKE PROCESS & INVESTIGATIO | 100-0302-516.30-05 | | MISC SERVICES,NO.1 | 25.00 | 0 |
| | 1/6/2021 | | 4820 | MANSKE PROCESS & INVESTIGATIO | 100-0302-516.30-05 | | MISC SERVICES,NO.1 | 80.00 | 0 |
| Check # 177080 Amount | | | | | | | | \$105.00 | |
| 177081 | 1/6/2021 | | 23839 | MATHY, MARK | 255-8101-521.56-03 | 119534 | DIRECTOR'S MEETING | 1,005.01 | 0 |
| | 1/6/2021 | | 23839 | MATHY, MARK | 255-8101-521.30-04 | 119534 | REG FEE | 450.00 | 0 |
| Check # 177081 Amount | | | | | | | | \$1,455.01 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|--------------------------------|--------------------|--------|---------------------------|------------|------|
| 177082 | 1/6/2021 | | 11984 | MAXIM HEALTHCARE STAFFING, INC | 240-7930-542.30-03 | EF200 | CONTACT TRACING | 6,045.00 | 0 |
| Check # 177082 Amount | | | | | | | | \$6,045.00 | |
| 177083 | 1/6/2021 | | 34111 | MCNEILUS TRUCK & MFG CO | 100-4201-535.44-08 | | AUTO BODIES PARTS | 2,432.81 | 0 |
| Check # 177083 Amount | | | | | | | | \$2,432.81 | |
| 177084 | 1/6/2021 | | 21680 | MEGA LLC | 100-3003-541.53-41 | | Snacks | 18.75 | 0 |
| Check # 177084 Amount | | | | | | | | \$18.75 | |
| 177085 | 1/6/2021 | | 32278 | MENARDS - WEST ALLIS | 100-4118-531.53-02 | | PO-BLANKET | 5.94 | 0 |
| | 1/6/2021 | | 32278 | MENARDS - WEST ALLIS | 100-4118-531.53-02 | | PO-BLANKET | 2.15 | 0 |
| Check # 177085 Amount | | | | | | | | \$8.09 | |
| 177086 | 1/6/2021 | | 12029 | MICROBRIDGES | 100-2201-522.53-41 | COVID | FIRST AID/SAFETY SUPPLIES | 450.00 | 0 |
| Check # 177086 Amount | | | | | | | | \$450.00 | |
| 177087 | 1/6/2021 | | 8815 | MIDWEST TAPE | 100-3502-555.52-22 | | INVOICE #99679659 | 104.98 | 0 |
| | 1/6/2021 | | 8815 | MIDWEST TAPE | 100-3502-555.52-22 | | INVOICE #99705017 | 79.98 | 0 |
| | 1/6/2021 | | 8815 | MIDWEST TAPE | 100-3502-555.52-22 | | INVOICE #99730940 | 532.87 | 0 |
| | 1/6/2021 | | 8815 | MIDWEST TAPE | 100-3502-555.52-22 | | INVOICE #99764614 | 134.96 | 0 |
| Check # 177087 Amount | | | | | | | | \$852.79 | |
| 177088 | 1/6/2021 | | 17870 | MILWAUKEE COUNTY ELECTION CO | 100-1502-514.51-09 | | BALLOTS, SUPPLIES, BRAILL | 3,037.52 | 0 |
| | 1/6/2021 | | 17870 | MILWAUKEE COUNTY ELECTION CO | 100-1502-514.54-02 | | NEWSPAPER NOTICE | 181.18 | 0 |
| | 1/6/2021 | | 17870 | MILWAUKEE COUNTY ELECTION CO | 100-1502-514.32-01 | | VERIZON, PROGRAMMING | 520.00 | 0 |
| | 1/6/2021 | | 17870 | MILWAUKEE COUNTY ELECTION CO | 100-1502-514.51-09 | | Adjustment made | -1,132.00 | 0 |
| Check # 177088 Amount | | | | | | | | \$2,606.70 | |
| 177089 | 1/6/2021 | | 17841 | MILWAUKEE COUNTY REGISTER OF | 220-7534-563.31-01 | C1930 | C19306 WHITELAW MORTGAG | 60.00 | 0 |
| Check # 177089 Amount | | | | | | | | \$60.00 | |
| 177090 | 1/6/2021 | | 30000 | MOTION INDUSTRIES | 100-0000-141.01-00 | | PO NUM 144049 | 466.96 | 0 |
| | 1/6/2021 | | 30000 | MOTION INDUSTRIES | 100-0000-141.01-00 | | PO NUM 144050 | 233.48 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-----------------------------|--------------------|--------|-------------------|-----------------|------|
| Check # 177090 Amount | | | | | | | | \$700.44 | |
| 177091 | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO# 143475 | 122.66 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 169.00 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 89.82 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 825.50 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 126.91 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO# 143475 | 143.03 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 28.56 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 214-0801-521.64-05 | | PO-BLANKET | 159.12 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 152.00 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 201.92 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 33.76 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 128.93 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 214-0801-521.64-05 | | PO-BLANKET | 121.09 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2110-521.44-03 | | PO-BLANKET | 4.49 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 214-0801-521.64-05 | | PO-BLANKET | -10.00 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 95.76 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 66.10 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 18.80 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 38.98 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 102.96 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4501-533.44-08 | | AUTO BODIES PARTS | 11.70 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2401-524.44-03 | | AUTO BODIES PARTS | 107.52 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4501-533.44-08 | | AUTO BODIES PARTS | 93.80 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4301-533.44-08 | | AUTO BODIES PARTS | 6.69 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-3507-555.44-03 | | AUTO BODIES PARTS | 20.08 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 501-2901-537.44-08 | | AUTO BODIES PARTS | 386.17 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2401-524.44-08 | | AUTO BODIES PARTS | 503.66 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2401-524.44-03 | | AUTO BODIES PARTS | 11.40 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 11.98 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 53.42 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 15.34 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-0000-141.01-00 | | PO NUM 143403 | 92.75 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2401-524.44-08 | | AUTO BODIES PARTS | 143.32 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4218-531.44-08 | | AUTO BODIES PARTS | 21.28 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4218-531.44-08 | | AUTO BODIES PARTS | 24.08 | 0 |
| | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4301-533.44-08 | | AUTO BODIES PARTS | 13.38 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------------|--------------------|--------|--------------------------|-------------|------|
| 177091 | 1/6/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-4501-533.44-08 | | AUTO BODIES PARTS | 125.25 | 0 |
| Check # 177091 Amount | | | | | | | | \$4,261.21 | |
| 177092 | 1/6/2021 | | 34128 | NEW BERLIN REDI-MIX | 100-4218-531.53-02 | | PO-BLANKET | 2,167.50 | 0 |
| | 1/6/2021 | | 34128 | NEW BERLIN REDI-MIX | 350-6008-531.31-02 | P1829 | CONSTRUCTION SERV,TRADE | 685.00 | 0 |
| Check # 177092 Amount | | | | | | | | \$2,852.50 | |
| 177093 | 1/6/2021 | | 10842 | MISC-HYDRANT REFUNDS | 501-0000-229.05-00 | | MANUAL CHECK | 180.28 | 0 |
| Check # 177093 Amount | | | | | | | | \$180.28 | |
| 177094 | 1/6/2021 | | 10842 | MISC-HYDRANT REFUNDS | 501-0000-229.05-00 | | MANUAL CHECK | 647.59 | 0 |
| Check # 177094 Amount | | | | | | | | \$647.59 | |
| 177095 | 1/6/2021 | | 10205 | QUALITY CALIBRATION SERVICE IN | 100-2201-522.44-02 | | TORQUE WRENCH MAINTENA | 315.00 | 0 |
| Check # 177095 Amount | | | | | | | | \$315.00 | |
| 177096 | 1/6/2021 | | 11836 | QUARLES AND BRADY LLP | 401-4801-571.80-04 | | Bond Counsel Fees 2020A | 6,125.20 | 0 |
| | 1/6/2021 | | 11836 | QUARLES AND BRADY LLP | 401-4801-571.80-04 | | Bond Counsel Fees 2020A | 2,317.64 | 0 |
| | 1/6/2021 | | 11836 | QUARLES AND BRADY LLP | 501-2901-537.80-04 | | Bond Counsel Fees 2020A | 2,863.94 | 0 |
| | 1/6/2021 | | 11836 | QUARLES AND BRADY LLP | 510-3803-536.80-04 | | Bond Counsel Fees 2020A | 4,693.22 | 0 |
| Check # 177096 Amount | | | | | | | | \$16,000.00 | |
| 177097 | 1/6/2021 | | 11489 | RELIANCE STANDARD LIFE INSURA | 100-5217-517.21-11 | | LTD INSURANCE PREMIUM JA | 6,229.14 | 0 |
| Check # 177097 Amount | | | | | | | | \$6,229.14 | |
| 177098 | 1/6/2021 | | 22930 | REMY BATTERY CO INC | 100-4501-533.44-08 | | AUTO BODIES PARTS | 409.90 | 0 |
| Check # 177098 Amount | | | | | | | | \$409.90 | |
| 177099 | 1/6/2021 | | 10842 | MISC-HYDRANT REFUNDS | 501-0000-229.05-00 | | MANUAL CHECK | 633.62 | 0 |
| Check # 177099 Amount | | | | | | | | \$633.62 | |
| 177100 | 1/6/2021 | | 19014 | SCHOLASTIC LIBRARY PUBLISHING | 100-3502-555.52-48 | | INVOICE #24912399 | 113.10 | 0 |
| | 1/6/2021 | | 19014 | SCHOLASTIC LIBRARY PUBLISHING | 100-3502-555.52-48 | | INVOICE #25739951 | 102.36 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177100 Amount | | | | | | | | \$215.46 | |
| 177101 | 1/6/2021 | | 14657 | SEAGRAVE FIRE APPARATUS LLC | 100-2201-522.44-02 | | INV #0125174 | 2,128.28 | 0 |
| | 1/6/2021 | | 14657 | SEAGRAVE FIRE APPARATUS LLC | 100-2201-522.44-02 | | INV #0125325 | 309.04 | 0 |
| Check # 177101 Amount | | | | | | | | \$2,437.32 | |
| 177102 | 1/6/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | BASIC | 6,392.40 | 0 |
| | 1/6/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | SUPPLEMENTAL | 2,661.70 | 0 |
| | 1/6/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | ADDITIONAL | 6,369.10 | 0 |
| | 1/6/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | SPOUSE/DEPENDENT | 782.25 | 0 |
| Check # 177102 Amount | | | | | | | | \$16,205.45 | |
| 177103 | 1/6/2021 | | 12114 | SFC SERVICES, LLC | 350-6008-531.31-07 | P2030 | Easement | 3,300.00 | 0 |
| Check # 177103 Amount | | | | | | | | \$3,300.00 | |
| 177104 | 1/6/2021 | | 6284 | SIDELLO PROPERTY SERVICES INC | 100-2406-524.30-31 | | 719 S 84 ST - INVOICE 169 | 265.00 | 0 |
| Check # 177104 Amount | | | | | | | | \$265.00 | |
| 177105 | 1/6/2021 | | 35074 | SPEEDY METALS LLC | 100-2201-522.44-02 | | FORCED ENTRY DOOR PROP | 39.12 | 0 |
| Check # 177105 Amount | | | | | | | | \$39.12 | |
| 177106 | 1/6/2021 | | 33468 | SPELLMAN TRAILERS INC | 550-4233-535.44-08 | | AUTO BODIES PARTS | 130.96 | 0 |
| Check # 177106 Amount | | | | | | | | \$130.96 | |
| 177107 | 1/6/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1470152 | 84.00 | 0 |
| | 1/6/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1470150 | 87.00 | 0 |
| | 1/6/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1470149 | 116.00 | 0 |
| | 1/6/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1467134 | 665.64 | 0 |
| | 1/6/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1467133 | 458.91 | 0 |
| Check # 177107 Amount | | | | | | | | \$1,411.55 | |
| 177108 | 1/6/2021 | | 7546 | SUNTRAC SERVICES INC | 100-3004-541.59-02 | | SEALED SOURCE LEAK TEST | 30.00 | 0 |
| Check # 177108 Amount | | | | | | | | \$30.00 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|------------------------|--------------------|--------|--------------------------|-------------|------|
| 177109 | 1/6/2021 | | 27100 | TAPCO | 100-0000-141.01-00 | | PO NUM 143401 | 334.21 | 0 |
| | 1/6/2021 | | 27100 | TAPCO | 100-0000-141.01-00 | | PO NUM 143401 | 157.66 | 0 |
| | 1/6/2021 | | 27100 | TAPCO | 350-6008-531.70-05 | | MARKERS,PLAQUES&TRFFC C | 22,860.00 | 0 |
| Check # 177109 Amount | | | | | | | | \$23,351.87 | |
| 177110 | 1/6/2021 | | 29260 | THOMSON REUTERS - WEST | 100-0303-516.52-01 | | PO# 143493 | 505.00 | 0 |
| Check # 177110 Amount | | | | | | | | \$505.00 | |
| 177111 | 1/6/2021 | | 6645 | TIME WARNER CABLE | 206-0601-544.64-05 | | 12/20-1/21 SPECTRUM BILL | 12.35 | 0 |
| | 1/6/2021 | | 6645 | TIME WARNER CABLE | 260-8202-517.51-09 | | Cable Service | 14.98 | 0 |
| Check # 177111 Amount | | | | | | | | \$27.33 | |
| 177112 | 1/6/2021 | | 8836 | TITLE 100 INC | 224-7701-563.31-01 | HM20 | HM2017 HAGER LETTER REPC | 100.00 | 0 |
| Check # 177112 Amount | | | | | | | | \$100.00 | |
| 177113 | 1/6/2021 | | 11172 | TOEPFER SECURITY CORP. | 100-1101-517.32-01 | | COMPUTER SOFTWARE, PC | 5,135.00 | 0 |
| Check # 177113 Amount | | | | | | | | \$5,135.00 | |
| 177114 | 1/6/2021 | | 33639 | TRUCK COUNTRY | 540-1801-538.44-08 | | AUTO BODIES PARTS | 20.49 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4301-533.44-08 | | AUTO BODIES PARTS | 115.03 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4301-533.44-08 | | AUTO BODIES PARTS | 457.73 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4301-533.44-08 | | AUTO BODIES PARTS | 1,294.04 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4201-535.44-08 | | AUTO BODIES PARTS | 109.10 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4301-533.44-08 | | AUTO BODIES PARTS | -64.69 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4301-533.44-08 | | AUTO BODIES PARTS | 632.98 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4218-531.44-08 | | AUTO BODIES PARTS | 872.58 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4218-531.44-08 | | AUTO BODIES PARTS | 293.30 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4301-533.44-08 | | AUTO BODIES PARTS | 5,572.25 | 0 |
| | 1/6/2021 | | 33639 | TRUCK COUNTRY | 100-4218-531.44-08 | | AUTO BODIES PARTS | 1,187.38 | 0 |
| Check # 177114 Amount | | | | | | | | \$10,490.19 | |
| 177115 | 1/6/2021 | | 12094 | TURFSAVERS TREE FARM | 201-5101-517.51-09 | | ROADSIDE,GROUNDS,RECRE | 406.25 | 0 |
| Check # 177115 Amount | | | | | | | | \$406.25 | |
| 177116 | 1/6/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | September Verizon | 64.73 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|------------|------|
| 177116 | 1/6/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | September Verizon | 124.76 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 354-2101-521.51-11 | | REBATE ON SAMSUNG NOTES | -50.00 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | September Verizon | 19.10 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | September Verizon | 257.94 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | September Verizon | 44.69 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | October Verizon | 62.29 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | October Verizon | 121.73 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | October Verizon | 249.80 | 0 |
| | 1/6/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | October Verizon | 45.10 | 0 |
| Check # 177116 Amount | | | | | | | | \$940.14 | |
| 177117 | 1/6/2021 | | 3240 | VIKING ELECTRIC SUPPLY | 100-0000-141.01-00 | | PO NUM 144048 | 495.03 | 0 |
| Check # 177117 Amount | | | | | | | | \$495.03 | |
| 177118 | 1/6/2021 | | 12110 | WDATCP | 100-3004-541.57-01 | | COMM PESTICIDE APPLCTR L | 40.00 | 0 |
| Check # 177118 Amount | | | | | | | | \$40.00 | |
| 177119 | 1/6/2021 | | 9995 | WDATCP-DFS | 501-2706-537.58-01 | | LAB WATER TEST FEE 1 YEAR | 408.00 | 0 |
| Check # 177119 Amount | | | | | | | | \$408.00 | |
| 177120 | 1/6/2021 | | 30472 | WI SOCIETY OF LAND SURVEYORS | 100-4601-533.57-01 | | KOS - ANNUAL RENEWAL | 180.00 | 0 |
| Check # 177120 Amount | | | | | | | | \$180.00 | |
| 177121 | 1/6/2021 | | 6789 | WISCOMM LLC | 100-2101-521.44-04 | | RADIO COMMUNICATION,TELE | 954.51 | 0 |
| Check # 177121 Amount | | | | | | | | \$954.51 | |
| 177122 | 1/6/2021 | | 31140 | ZIGNEGO READY MIX INC | 100-4218-531.53-02 | | PO-BLANKET | 161.72 | 0 |
| | 1/6/2021 | | 31140 | ZIGNEGO READY MIX INC | 100-4218-531.53-02 | | PO-BLANKET | 383.64 | 0 |
| | 1/6/2021 | | 31140 | ZIGNEGO READY MIX INC | 501-2707-537.53-08 | | PO-BLANKET | 258.12 | 0 |
| | 1/6/2021 | | 31140 | ZIGNEGO READY MIX INC | 540-1801-538.53-02 | | PO-BLANKET | 241.02 | 0 |
| Check # 177122 Amount | | | | | | | | \$1,044.50 | |
| 177123 | 1/6/2021 | | 11489 | RELIANCE STANDARD LIFE INSURA | 100-5217-517.21-11 | | LONG-TERM DISABILITY INSU | 6,166.63 | 0 |
| | 1/6/2021 | | 11489 | RELIANCE STANDARD LIFE INSURA | 100-5217-517.21-11 | | LTD INSURANCE LESS ADJ. N | 5,985.13 | 0 |
| | 1/6/2021 | | 11489 | RELIANCE STANDARD LIFE INSURA | 100-5217-517.21-11 | | LTD INSURANCE LESS ADJ. D | 6,127.30 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|---------------------------------|--------------------|--------|---------------------------|--------------------|------|
| Check # 177123 Amount | | | | | | | | \$18,279.06 | |
| 177124 | 1/7/2021 | | 11625 | ALL CITY MANAGEMENT SERVICES | 100-2111-521.30-04 | | nov 22-dec 5 cross guards | 150.22 | 0 |
| Check # 177124 Amount | | | | | | | | \$150.22 | |
| 177125 | 1/7/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-2101-521.51-07 | | mats & uniforms | 71.55 | 0 |
| | 1/7/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-2101-521.51-07 | | mats & uniforms | 63.91 | 0 |
| | 1/7/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-2101-521.51-07 | | mats & uniforms | 73.18 | 0 |
| Check # 177125 Amount | | | | | | | | \$208.64 | |
| 177126 | 1/7/2021 | | 5176 | CNA SURETY | 100-2101-521.30-04 | | new notary bond Schmidt | 30.00 | 0 |
| Check # 177126 Amount | | | | | | | | \$30.00 | |
| 177127 | 1/7/2021 | | 2822 | CROSS MATCH TECHNOLOGIES INC | 100-2101-521.32-01 | | mtce renewal oct 20-sep21 | 3,019.14 | 0 |
| Check # 177127 Amount | | | | | | | | \$3,019.14 | |
| 177128 | 1/7/2021 | | 8499 | GHA TECHNOLOGIES INC | 100-2101-521.44-01 | | surveillance camera | 498.89 | 0 |
| Check # 177128 Amount | | | | | | | | \$498.89 | |
| 177129 | 1/7/2021 | | 11315 | HILLER FORD INC | 100-4301-533.44-08 | | PO# 143376 | -45.00 | 0 |
| | 1/7/2021 | | 11315 | HILLER FORD INC | 100-2110-521.44-03 | | parts for car 29 | 37.04 | 0 |
| | 1/7/2021 | | 11315 | HILLER FORD INC | 100-2110-521.44-03 | | fleet parts | 158.85 | 0 |
| Check # 177129 Amount | | | | | | | | \$150.89 | |
| 177130 | 1/7/2021 | | 9596 | IAED | 100-2101-521.30-04 | | recertification for 81805 | 100.00 | 0 |
| Check # 177130 Amount | | | | | | | | \$100.00 | |
| 177131 | 1/7/2021 | | 11807 | TOWN OF LISBON | 215-0801-521.64-05 | | Dog License K9 Gizmo | 10.00 | 0 |
| Check # 177131 Amount | | | | | | | | \$10.00 | |
| 177132 | 1/7/2021 | | 6236 | WIS DEPT OF FINANCIAL INSTITUTI | 100-2101-521.30-04 | | new state notary Schmidt | 20.00 | 0 |
| Check # 177132 Amount | | | | | | | | \$20.00 | |
| 177133 | 1/7/2021 | | 12107 | WOODWAY USA | 100-2101-521.44-08 | | gym equip fitness room | 4,525.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177133 Amount | | | | | | | | \$4,525.00 | |
| 177134 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 415-0006-000 | 286.95 | 7 |
| Check # 177134 Amount | | | | | | | | \$286.95 | |
| 177135 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 453-0609-000 | 586.88 | 7 |
| Check # 177135 Amount | | | | | | | | \$586.88 | |
| 177136 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4800265000 | 706.91 | 7 |
| Check # 177136 Amount | | | | | | | | \$706.91 | |
| 177137 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4531037000 | 144.95 | 7 |
| Check # 177137 Amount | | | | | | | | \$144.95 | |
| 177138 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 444-0009-000 | 2,428.30 | 7 |
| Check # 177138 Amount | | | | | | | | \$2,428.30 | |
| 177139 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 518-9995-001 | 244.73 | 7 |
| Check # 177139 Amount | | | | | | | | \$244.73 | |
| 177140 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4510288000 | 63.23 | 7 |
| Check # 177140 Amount | | | | | | | | \$63.23 | |
| 177141 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770549000 | 482.73 | 7 |
| Check # 177141 Amount | | | | | | | | \$482.73 | |
| 177142 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4430199000 | 82.93 | 7 |
| Check # 177142 Amount | | | | | | | | \$82.93 | |
| 177143 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4540551000 | 309.30 | 7 |
| Check # 177143 Amount | | | | | | | | \$309.30 | |
| 177144 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4790655001 | 57.04 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177144 Amount | | | | | | | | \$57.04 | |
| 177145 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 522-0234-000 | 5,545.27 | 7 |
| Check # 177145 Amount | | | | | | | | \$5,545.27 | |
| 177146 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 488-0460-000 | 166.33 | 7 |
| Check # 177146 Amount | | | | | | | | \$166.33 | |
| 177147 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4510677000 | 3.00 | 7 |
| Check # 177147 Amount | | | | | | | | \$3.00 | |
| 177148 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4410042000 | 1,053.75 | 7 |
| Check # 177148 Amount | | | | | | | | \$1,053.75 | |
| 177149 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4440295000 | 59.78 | 7 |
| Check # 177149 Amount | | | | | | | | \$59.78 | |
| 177150 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4850048001 | 12,841.96 | 7 |
| Check # 177150 Amount | | | | | | | | \$12,841.96 | |
| 177151 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4750463000 | 300.00 | 7 |
| Check # 177151 Amount | | | | | | | | \$300.00 | |
| 177152 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4380287000 | 107.39 | 7 |
| Check # 177152 Amount | | | | | | | | \$107.39 | |
| 177153 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 443-0280-000 | 3,358.68 | 7 |
| Check # 177153 Amount | | | | | | | | \$3,358.68 | |
| 177154 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 488-9982-000 | 5,171.34 | 7 |
| Check # 177154 Amount | | | | | | | | \$5,171.34 | |
| 177155 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 518-0181-000 | 3,416.14 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|---------------------------|------------|------|
| Check # 177155 Amount | | | | | | | | \$3,416.14 | |
| 177156 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 520-0042-000q | 5,062.52 | 7 |
| Check # 177156 Amount | | | | | | | | \$5,062.52 | |
| 177157 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5200156000 | 276.24 | 7 |
| Check # 177157 Amount | | | | | | | | \$276.24 | |
| 177158 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4520399000 | 210.41 | 7 |
| Check # 177158 Amount | | | | | | | | \$210.41 | |
| 177159 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4430345000 | 62.71 | 7 |
| Check # 177159 Amount | | | | | | | | \$62.71 | |
| 177160 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5160106000 | 66.80 | 7 |
| Check # 177160 Amount | | | | | | | | \$66.80 | |
| 177161 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770072000 | 58.61 | 7 |
| Check # 177161 Amount | | | | | | | | \$58.61 | |
| 177162 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4540017000 | 1,257.64 | 7 |
| Check # 177162 Amount | | | | | | | | \$1,257.64 | |
| 177163 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4780154000 | 40.41 | 7 |
| Check # 177163 Amount | | | | | | | | \$40.41 | |
| 177164 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 476-0367-001 | 1,286.45 | 7 |
| Check # 177164 Amount | | | | | | | | \$1,286.45 | |
| 177165 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5170039000 | 49.19 | 7 |
| Check # 177165 Amount | | | | | | | | \$49.19 | |
| 177166 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770388000 | 704.14 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177166 Amount | | | | | | | | \$704.14 | |
| 177167 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4390136000 | 2,383.66 | 7 |
| Check # 177167 Amount | | | | | | | | \$2,383.66 | |
| 177168 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 519-0023-000 | 99.45 | 7 |
| Check # 177168 Amount | | | | | | | | \$99.45 | |
| 177169 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770167000 | 967.76 | 7 |
| Check # 177169 Amount | | | | | | | | \$967.76 | |
| 177170 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 448-9989-010 | 2,251.50 | 7 |
| Check # 177170 Amount | | | | | | | | \$2,251.50 | |
| 177171 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5160257000 | 99.75 | 7 |
| Check # 177171 Amount | | | | | | | | \$99.75 | |
| 177172 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4450172000 | 3,025.47 | 7 |
| Check # 177172 Amount | | | | | | | | \$3,025.47 | |
| 177173 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770759000 | 1.51 | 7 |
| Check # 177173 Amount | | | | | | | | \$1.51 | |
| 177174 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5170272000 | 220.04 | 7 |
| Check # 177174 Amount | | | | | | | | \$220.04 | |
| 177175 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 450002000 | 139.33 | 7 |
| Check # 177175 Amount | | | | | | | | \$139.33 | |
| 177176 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5230162000 | 3,945.75 | 7 |
| Check # 177176 Amount | | | | | | | | \$3,945.75 | |
| 177177 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4800172000 | 4,765.18 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177177 Amount | | | | | | | | \$4,765.18 | |
| 177178 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4430418001 | 33.83 | 7 |
| Check # 177178 Amount | | | | | | | | \$33.83 | |
| 177179 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4160005000 | 55.78 | 7 |
| Check # 177179 Amount | | | | | | | | \$55.78 | |
| 177180 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4510319000 | 57.36 | 7 |
| Check # 177180 Amount | | | | | | | | \$57.36 | |
| 177181 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 451-0068-001 | 13.94 | 7 |
| Check # 177181 Amount | | | | | | | | \$13.94 | |
| 177182 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4870001002 | 866.40 | 7 |
| Check # 177182 Amount | | | | | | | | \$866.40 | |
| 177183 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4890031000 | 76.26 | 7 |
| Check # 177183 Amount | | | | | | | | \$76.26 | |
| 177184 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5200134000 | 54.00 | 7 |
| Check # 177184 Amount | | | | | | | | \$54.00 | |
| 177185 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4150036003 | 359.55 | 7 |
| Check # 177185 Amount | | | | | | | | \$359.55 | |
| 177186 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4740428000 | 7.55 | 7 |
| Check # 177186 Amount | | | | | | | | \$7.55 | |
| 177187 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 443-0068-000 | 18.77 | 7 |
| Check # 177187 Amount | | | | | | | | \$18.77 | |
| 177188 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 442-0180-000 | 130.38 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177188 Amount | | | | | | | | \$130.38 | |
| 177189 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4890392000 | 72.91 | 7 |
| Check # 177189 Amount | | | | | | | | \$72.91 | |
| 177190 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 489-0197-000 | 188.83 | 7 |
| Check # 177190 Amount | | | | | | | | \$188.83 | |
| 177191 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4530496000 | 397.68 | 7 |
| Check # 177191 Amount | | | | | | | | \$397.68 | |
| 177192 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 477-0302-000 | 117.71 | 7 |
| Check # 177192 Amount | | | | | | | | \$117.71 | |
| 177193 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4879990000 | 98.63 | 7 |
| Check # 177193 Amount | | | | | | | | \$98.63 | |
| 177194 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 450-9961-001 | 107.70 | 7 |
| Check # 177194 Amount | | | | | | | | \$107.70 | |
| 177195 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4780152000 | 33.31 | 7 |
| Check # 177195 Amount | | | | | | | | \$33.31 | |
| 177196 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 477-0118-000 | 100.32 | 7 |
| Check # 177196 Amount | | | | | | | | \$100.32 | |
| 177197 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5170033000 | 4,390.86 | 7 |
| Check # 177197 Amount | | | | | | | | \$4,390.86 | |
| 177198 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 442-0054-000 | 43.39 | 7 |
| Check # 177198 Amount | | | | | | | | \$43.39 | |
| 177199 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 517-0361-000 | 37.96 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177199 Amount | | | | | | | | \$37.96 | |
| 177200 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 444-0335-000 | 253.35 | 7 |
| Check # 177200 Amount | | | | | | | | \$253.35 | |
| 177201 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4890535000 | 30.00 | 7 |
| Check # 177201 Amount | | | | | | | | \$30.00 | |
| 177202 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 445-0529-000 | 43.86 | 7 |
| Check # 177202 Amount | | | | | | | | \$43.86 | |
| 177203 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4780421000 | 133.72 | 7 |
| Check # 177203 Amount | | | | | | | | \$133.72 | |
| 177204 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4420081007 | 37.31 | 7 |
| Check # 177204 Amount | | | | | | | | \$37.31 | |
| 177205 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 448-9998-002 | 42,695.79 | 7 |
| Check # 177205 Amount | | | | | | | | \$42,695.79 | |
| 177206 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 450-0029-000 | 2,559.45 | 7 |
| Check # 177206 Amount | | | | | | | | \$2,559.45 | |
| 177207 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 454-0494-000 | 130.00 | 7 |
| Check # 177207 Amount | | | | | | | | \$130.00 | |
| 177208 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 455-0039-000 | 2,000.00 | 7 |
| Check # 177208 Amount | | | | | | | | \$2,000.00 | |
| 177209 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4880336000 | 152.17 | 7 |
| Check # 177209 Amount | | | | | | | | \$152.17 | |
| 177210 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4750419000 | 300.00 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177210 Amount | | | | | | | | \$300.00 | |
| 177211 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 475-0005-001 | 203.87 | 7 |
| Check # 177211 Amount | | | | | | | | \$203.87 | |
| 177212 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4410059000 | 5.00 | 7 |
| Check # 177212 Amount | | | | | | | | \$5.00 | |
| 177213 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4760563001 | 31.08 | 7 |
| Check # 177213 Amount | | | | | | | | \$31.08 | |
| 177214 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5170090000 | 7.46 | 7 |
| Check # 177214 Amount | | | | | | | | \$7.46 | |
| 177215 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5160015000 | 6,460.53 | 7 |
| Check # 177215 Amount | | | | | | | | \$6,460.53 | |
| 177216 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4530813000 | 49.80 | 7 |
| Check # 177216 Amount | | | | | | | | \$49.80 | |
| 177217 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 487-9945-005 | 4,747.19 | 7 |
| Check # 177217 Amount | | | | | | | | \$4,747.19 | |
| 177218 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 487-0058-000 | 542.81 | 7 |
| Check # 177218 Amount | | | | | | | | \$542.81 | |
| 177219 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4380180000 | 89.34 | 7 |
| Check # 177219 Amount | | | | | | | | \$89.34 | |
| 177220 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4780039000 | 57.20 | 7 |
| Check # 177220 Amount | | | | | | | | \$57.20 | |
| 177221 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4510017000 | 704.06 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177221 Amount | | | | | | | | \$704.06 | |
| 177222 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 516-0381-000 | 1,292.01 | 7 |
| Check # 177222 Amount | | | | | | | | \$1,292.01 | |
| 177223 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5170261000 | 254.81 | 7 |
| Check # 177223 Amount | | | | | | | | \$254.81 | |
| 177224 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4790588000 | 121.05 | 7 |
| Check # 177224 Amount | | | | | | | | \$121.05 | |
| 177225 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5219920002 | 812.00 | 7 |
| Check # 177225 Amount | | | | | | | | \$812.00 | |
| 177226 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4740427000 | 79.58 | 7 |
| Check # 177226 Amount | | | | | | | | \$79.58 | |
| 177227 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 486-9922-007 | 4,881.14 | 7 |
| Check # 177227 Amount | | | | | | | | \$4,881.14 | |
| 177228 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5160180000 | 61.79 | 7 |
| Check # 177228 Amount | | | | | | | | \$61.79 | |
| 177229 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4390071000 | 247.11 | 7 |
| Check # 177229 Amount | | | | | | | | \$247.11 | |
| 177230 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5150248000 | 439.29 | 7 |
| Check # 177230 Amount | | | | | | | | \$439.29 | |
| 177231 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 488-0499-000 | 1,332.42 | 7 |
| Check # 177231 Amount | | | | | | | | \$1,332.42 | |
| 177232 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4400364000 | 127.31 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177232 Amount | | | | | | | | \$127.31 | |
| 177233 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4890280000 | 153.87 | 7 |
| Check # 177233 Amount | | | | | | | | \$153.87 | |
| 177234 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 439-0400-001 | 2,744.46 | 7 |
| Check # 177234 Amount | | | | | | | | \$2,744.46 | |
| 177235 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 413-9994-015 | 29,569.66 | 7 |
| Check # 177235 Amount | | | | | | | | \$29,569.66 | |
| 177236 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 474-0129-000 | 215.10 | 7 |
| Check # 177236 Amount | | | | | | | | \$215.10 | |
| 177237 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4740280000 | 771.96 | 7 |
| Check # 177237 Amount | | | | | | | | \$771.96 | |
| 177238 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4380654000 | 259.43 | 7 |
| Check # 177238 Amount | | | | | | | | \$259.43 | |
| 177239 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4410086000 | 147.87 | 7 |
| Check # 177239 Amount | | | | | | | | \$147.87 | |
| 177240 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4430252000 | 60.81 | 7 |
| Check # 177240 Amount | | | | | | | | \$60.81 | |
| 177241 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5169993002 | 99.06 | 7 |
| Check # 177241 Amount | | | | | | | | \$99.06 | |
| 177242 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4530627000 | 1,003.95 | 7 |
| Check # 177242 Amount | | | | | | | | \$1,003.95 | |
| 177243 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4429998000 | 186.38 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------|--------------------|--------|------------------------|------------|------|
| Check # 177243 Amount | | | | | | | | \$186.38 | |
| 177244 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4520198000 | 1,123.00 | 7 |
| Check # 177244 Amount | | | | | | | | \$1,123.00 | |
| 177245 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4790683001 | 101.79 | 7 |
| Check # 177245 Amount | | | | | | | | \$101.79 | |
| 177246 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4520581000 | 91.84 | 7 |
| Check # 177246 Amount | | | | | | | | \$91.84 | |
| 177247 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5150046000 | 182.54 | 7 |
| Check # 177247 Amount | | | | | | | | \$182.54 | |
| 177248 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4429993000 | 4,505.20 | 7 |
| Check # 177248 Amount | | | | | | | | \$4,505.20 | |
| 177249 | 1/14/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4839985000 | 24.27 | 7 |
| Check # 177249 Amount | | | | | | | | \$24.27 | |
| 177250 | 1/15/2021 | | 1361 | AFLAC | 100-0000-202.14-01 | | PAYROLL SUMMARY | 54.77 | 11 |
| Check # 177250 Amount | | | | | | | | \$54.77 | |
| 177251 | 1/15/2021 | | 407 | CITY OF WEST ALLIS | 100-0000-202.07-00 | | PAYROLL SUMMARY | 51.00 | 11 |
| Check # 177251 Amount | | | | | | | | \$51.00 | |
| 177252 | 1/15/2021 | | 15620 | FIRE COMPANY FUND | 100-0000-202.16-00 | | PAYROLL SUMMARY | 679.00 | 11 |
| Check # 177252 Amount | | | | | | | | \$679.00 | |
| 177253 | 1/15/2021 | | 11829 | LOCAL 342 | 100-0000-202.08-00 | | PAYROLL SUMMARY | 7,117.11 | 11 |
| Check # 177253 Amount | | | | | | | | \$7,117.11 | |
| 177254 | 1/15/2021 | | 11830 | LOCAL 342 - CONDUIT FUND | 100-0000-202.08-00 | | PAYROLL SUMMARY | 440.00 | 11 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|-------------------------|-------------|------|
| Check # 177254 Amount | | | | | | | | \$440.00 | |
| 177255 | 1/15/2021 | | 32049 | WAPPA-PAC | 100-0000-202.15-00 | | PAYROLL SUMMARY | 46.00 | 11 |
| Check # 177255 Amount | | | | | | | | \$46.00 | |
| 177256 | 1/15/2021 | | 15617 | WEST ALLIS PROFESSIONAL POLIC | 100-0000-202.08-00 | | PAYROLL SUMMARY | 2,665.64 | 11 |
| Check # 177256 Amount | | | | | | | | \$2,665.64 | |
| 177257 | 1/21/2021 | | 25835 | AECOM TECHNICAL SERVICES INC | 540-1807-538.30-02 | DNR0 | CONSULTING SERVICES | 2,683.17 | 0 |
| | 1/21/2021 | | 25835 | AECOM TECHNICAL SERVICES INC | 540-1807-538.30-02 | DNR0 | CONSULTING SERVICES | 6,087.27 | 0 |
| | 1/21/2021 | | 25835 | AECOM TECHNICAL SERVICES INC | 540-1807-538.30-02 | | PROJECT MANAGEMENT | 298.14 | 0 |
| | 1/21/2021 | | 25835 | AECOM TECHNICAL SERVICES INC | 540-1807-538.30-02 | | NATHAN HALE HS | 721.92 | 0 |
| | 1/21/2021 | | 25835 | AECOM TECHNICAL SERVICES INC | 540-1807-538.30-02 | | VISABILITY CENTER | 178.89 | 0 |
| Check # 177257 Amount | | | | | | | | \$9,969.39 | |
| 177258 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | AIRD, ROSE M | 294.60 | 0 |
| Check # 177258 Amount | | | | | | | | \$294.60 | |
| 177259 | 1/21/2021 | | 15840 | AIRGAS USA LLC | 100-0000-141.01-00 | | PO NUM 144066 | 143.53 | 0 |
| | 1/21/2021 | | 15840 | AIRGAS USA LLC | 100-2201-522.53-41 | | CYLINDER RENTAL | 132.48 | 0 |
| Check # 177259 Amount | | | | | | | | \$276.01 | |
| 177260 | 1/21/2021 | | 11625 | ALL CITY MANAGEMENT SERVICES | 100-2111-521.30-04 | | PO# 143344 | 171.68 | 0 |
| | 1/21/2021 | | 11625 | ALL CITY MANAGEMENT SERVICES | 100-2111-521.30-04 | | PO-BLANKET | 386.28 | 0 |
| Check # 177260 Amount | | | | | | | | \$557.96 | |
| 177261 | 1/21/2021 | | 12123 | ALLIANCE LAUNDRY SYSTEMS, LLC | 100-2201-522.70-03 | COVID | LAUNDRY&DRY CLEANING EC | 11,928.30 | 0 |
| Check # 177261 Amount | | | | | | | | \$11,928.30 | |
| 177262 | 1/21/2021 | | 1381 | AMERICAN WATER WORKS ASSN | 501-2901-537.57-01 | | AWWA MEMBERSHIP FOR 202 | 4,184.00 | 0 |
| Check # 177262 Amount | | | | | | | | \$4,184.00 | |
| 177263 | 1/21/2021 | | 10936 | ARCADIS US INC | 305-6606-563.30-02 | T0501 | PO# 109684 | 518.60 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177263 Amount | | | | | | | | \$518.60 | |
| 177264 | 1/21/2021 | | 14706 | AT & T LONG DISTANCE | 255-8101-521.30-04 | 119549 | PEN 0225 | 680.00 | 0 |
| | 1/21/2021 | | 14706 | AT & T LONG DISTANCE | 255-8101-521.30-04 | 119549 | PEN 9813 | 950.00 | 0 |
| Check # 177264 Amount | | | | | | | | \$1,630.00 | |
| 177265 | 1/21/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | 70.56 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | 290.38 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | 43.12 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 255-8101-521.30-04 | 119549 | SERVICE | 1,205.97 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 255-8101-521.30-04 | 119549 | SERVICE | 8,171.79 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 255-8101-521.30-04 | 119549 | SERVICE | -8,171.79 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 255-8101-521.30-04 | 119549 | SERVICE | -1,205.97 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | -43.12 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | -70.56 | 0 |
| | 1/21/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | -290.38 | 0 |
| Check # 177265 Amount | | | | | | | | \$0.00 | |
| 177266 | 1/21/2021 | | 2010 | AT&T BUSINESS SERVICE | 540-1801-538.41-06 | | Phone service | 37.55 | 0 |
| | 1/21/2021 | | 2010 | AT&T BUSINESS SERVICE | 255-8101-521.30-04 | 119549 | LONG DISTANCE | 178.10 | 0 |
| Check # 177266 Amount | | | | | | | | \$215.65 | |
| 177267 | 1/21/2021 | | 2230 | AUTO PARTS & SERVICE INC | 100-0000-141.01-00 | | PO NUM 144068 | 348.00 | 0 |
| Check # 177267 Amount | | | | | | | | \$348.00 | |
| 177268 | 1/21/2021 | | 33885 | B&H PHOTO VIDEO | 100-1101-517.44-08 | | RADIO COMMUNICATION, TEL | 4,066.60 | 0 |
| Check # 177268 Amount | | | | | | | | \$4,066.60 | |
| 177269 | 1/21/2021 | | 2510 | BADGER METER INC | 501-2709-537.71-05 | | PO-BLANKET | 16,061.74 | 0 |
| Check # 177269 Amount | | | | | | | | \$16,061.74 | |
| 177270 | 1/21/2021 | | 2550 | BADGER OIL EQUIP CO INC | 100-4401-533.30-04 | | AUTO BODIES PARTS | 670.12 | 0 |
| Check # 177270 Amount | | | | | | | | \$670.12 | |
| 177271 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | BALISTRIERI, PATRICIA | 247.56 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|----------------------------|--------------------|--------|-------------------------|-------------|------|
| Check # 177271 Amount | | | | | | | | \$247.56 | |
| 177272 | 1/21/2021 | | 9697 | BARCODESINC | 100-1404-515.51-02 | | COMPUTER HDWR, PC | 2,431.24 | 0 |
| Check # 177272 Amount | | | | | | | | \$2,431.24 | |
| 177273 | 1/21/2021 | | 11004 | BAXTER & WOODMAN | 501-2901-537.30-02 | | 2020 FPO'S | 4,800.00 | 0 |
| Check # 177273 Amount | | | | | | | | \$4,800.00 | |
| 177274 | 1/21/2021 | | 4679 | BOUND TREE MEDICAL LLC | 100-2201-522.53-41 | COVID | (1)CS SURGICAL MASKS | 1,099.60 | 0 |
| | 1/21/2021 | | 4679 | BOUND TREE MEDICAL LLC | 100-2201-522.53-41 | | (20) INVOICES | 5,289.32 | 0 |
| Check # 177274 Amount | | | | | | | | \$6,388.92 | |
| 177275 | 1/21/2021 | | 32174 | CARE-PLUS DENTAL PLANS INC | 100-5211-517.21-70 | | SINGLE COVERAGE PREMIUM | 2,085.10 | 0 |
| | 1/21/2021 | | 32174 | CARE-PLUS DENTAL PLANS INC | 100-5211-517.21-70 | | FAMILY COVERAGE PREMIUM | 19,023.87 | 0 |
| | 1/21/2021 | | 32174 | CARE-PLUS DENTAL PLANS INC | 100-5211-517.21-70 | | SINGLE COVERAGE PREMIUM | 2,121.05 | 0 |
| | 1/21/2021 | | 32174 | CARE-PLUS DENTAL PLANS INC | 100-5211-517.21-70 | | FAMILY COVERAGE PREMIUM | 19,579.74 | 0 |
| Check # 177275 Amount | | | | | | | | \$42,809.76 | |
| 177276 | 1/21/2021 | | 34151 | CDW-G | 100-1101-517.32-01 | | CDWG PD UPS MAINTENANCE | 3,721.14 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.51-09 | I19549 | Seagate USBs | 1,820.92 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.51-09 | I19549 | Proline Cisco | 210.08 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.51-09 | I19549 | Tripp 15M Fiber | 245.26 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | Cisco Direct | 4,222.52 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | Cisco Direct | 1,669.44 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.51-09 | I19549 | Modem | 467.60 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | Cisco Direct | 2,131.92 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | Cisco Sourcefire | 5,750.00 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.51-09 | I19549 | 64 bit 1pk dvd | 1,417.20 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.51-09 | I19549 | Seagate 500GB 3.0 DRV | 220.12 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | ADO GOV ACRPro | 1,791.90 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | MS EA CCAL Bridge | 37,372.41 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | TELEPRES 10/20 | 434.00 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | TELEPRES 11/20 | 434.00 | 0 |
| | 1/21/2021 | | 34151 | CDW-G | 255-8101-521.30-04 | I19549 | TELEPRES 12/20 | 434.00 | 0 |
| Check # 177276 Amount | | | | | | | | \$62,342.51 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------|--------------------|--------|-------------------------|-------------------|------|
| 177277 | 1/21/2021 | | 4498 | CENGAGE LEARNING INC | 100-3502-555.52-27 | | 2020 FPO'S | 26.39 | 0 |
| Check # 177277 Amount | | | | | | | | \$26.39 | |
| 177278 | 1/21/2021 | | 12132 | CHAIRES, CHRISTIAN | 220-7534-563.31-01 | C2030 | C20307 CHAIRES DOWNPAYM | 3,261.00 | 0 |
| Check # 177278 Amount | | | | | | | | \$3,261.00 | |
| 177279 | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Mats and Uniforms | 41.31 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Mats and Towels | 91.57 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Mats and Towels | 91.57 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Mats and Uniforms | 48.21 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Mats and Towels | 91.57 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Mats and Uniforms | 41.31 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Mats and Towels | 91.57 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Mats and Uniforms | 48.21 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-2201-522.51-07 | | Mats and Uniforms | 62.63 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 501-2601-537.51-07 | | Mats and Uniforms | 41.31 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4201-535.51-09 | | Mats and Towels | 91.57 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4118-531.51-09 | | Towels and Mats | 14.50 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 60.00 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 66.73 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 87.27 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 60.00 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 66.73 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 87.27 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Towels and Mats | 60.00 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4118-531.51-09 | | Towels and Mats | 21.40 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4118-531.51-09 | | Towels and Mats | 14.50 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4118-531.51-09 | | Towels and Mats | 21.40 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4118-531.51-09 | | Towels and Mats | 14.50 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-2201-522.51-07 | | Mats and Towels | 62.63 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Mats and Towels | 16.17 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-3001-541.51-06 | | Mats and Towels | 4.98 | 0 |
| | 1/21/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-4101-533.51-09 | | Mats and Towels | 7.47 | 0 |
| Check # 177279 Amount | | | | | | | | \$1,406.38 | |
| 177280 | 1/21/2021 | | 5664 | CINTAS FIRE PROTECTION | 100-4101-533.32-04 | | PO-BLANKET | 516.50 | 0 |
| | 1/21/2021 | | 5664 | CINTAS FIRE PROTECTION | 100-4101-533.32-04 | | PO-BLANKET | 163.50 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|--------------|------|
| Check # 177280 Amount | | | | | | | | \$680.00 | |
| 177281 | 1/21/2021 | | 5342 | CITY OF CUDAHY HEALTH DEPART | 240-7904-542.31-02 | H2000 | 2020 FPO'S | 900.00 | 0 |
| Check # 177281 Amount | | | | | | | | \$900.00 | |
| 177282 | 1/21/2021 | | 407 | CITY OF WEST ALLIS | 255-8101-521.31-02 | I20534 | PARTIAL 2021 ADMIN FEE | 2,000.00 | 0 |
| | 1/21/2021 | | 407 | CITY OF WEST ALLIS | 255-8101-521.31-02 | I21534 | PARTIAL 2021 ADMIN FEE | 104,000.00 | 0 |
| Check # 177282 Amount | | | | | | | | \$106,000.00 | |
| 177283 | 1/21/2021 | | 447 | CITY OF WEST ALLIS | 100-8803-517.62-01 | | 439-0001-031 TAX RESCISSI | 228,561.64 | 0 |
| Check # 177283 Amount | | | | | | | | \$228,561.64 | |
| 177284 | 1/21/2021 | | 407 | CITY OF WEST ALLIS | 994-9401-563.41-01 | FR170 | WATER-9141 W NAT'L-OVAL B | 52.91 | 0 |
| Check # 177284 Amount | | | | | | | | \$52.91 | |
| 177285 | 1/21/2021 | | 447 | CITY OF WEST ALLIS | 224-7701-563.31-01 | HM201 | HM2016 WATER SEWER BILL | 20.58 | 0 |
| Check # 177285 Amount | | | | | | | | \$20.58 | |
| 177286 | 1/21/2021 | | 407 | CITY OF WEST ALLIS | 314-6606-563.41-01 | T1401 | WATER-67** MITCHELL-TIF 1 | 739.54 | 0 |
| Check # 177286 Amount | | | | | | | | \$739.54 | |
| 177287 | 1/21/2021 | | 447 | CITY OF WEST ALLIS | 501-0000-229.05-00 | | Taxes 515-0042-003 | 194.49 | 0 |
| Check # 177287 Amount | | | | | | | | \$194.49 | |
| 177288 | 1/21/2021 | | 12119 | CLEARCOM, INC. | 100-0000-442.03-03 | | PERMIT REIMBURSEMENT (W. | 60.00 | 0 |
| Check # 177288 Amount | | | | | | | | \$60.00 | |
| 177289 | 1/21/2021 | | 8004 | COMMUNITY PLANNING & DEVELOP | 220-7521-563.30-02 | C2010 | DATA PROC:COMPUTER&SOF | 2,500.00 | 0 |
| Check # 177289 Amount | | | | | | | | \$2,500.00 | |
| 177290 | 1/21/2021 | | 11755 | CONCORD GROUP | 314-6601-563.31-74 | T1401 | CONSULTING SERVICES | 1,300.00 | 0 |
| Check # 177290 Amount | | | | | | | | \$1,300.00 | |
| 177291 | 1/21/2021 | | 8072 | CONCORDANCE HEALTHCARE, LLC | 240-7904-542.31-02 | H2000 | HOSPITAL,SURGICAL,&RELAT | 76.32 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|----------------------------------|--------------------|--------|---------------------------|------------|------|
| 177291 | 1/21/2021 | | 8072 | CONCORDANCE HEALTHCARE, LLC | 240-7904-542.31-02 | H2000 | HOSPITAL,SURGICAL,&RELAT | 417.00 | 0 |
| Check # 177291 Amount | | | | | | | | \$493.32 | |
| 177292 | 1/21/2021 | | 12108 | CONVERGINT TECHNOLOGIES, LLC | 100-4101-533.53-02 | | POLICE EQUIPMENT&SUPPLIE | 3,870.00 | 0 |
| | 1/21/2021 | | 12108 | CONVERGINT TECHNOLOGIES, LLC | 100-4101-533.53-02 | | EQUIP MAINT-GENERAL EQUIP | 5,664.00 | 0 |
| Check # 177292 Amount | | | | | | | | \$9,534.00 | |
| 177293 | 1/21/2021 | | 8017 | MISC-ENG PERMIT REFUNDS | 100-0000-229.04-00 | | 2430 S 79 ST | 100.00 | 0 |
| Check # 177293 Amount | | | | | | | | \$100.00 | |
| 177294 | 1/21/2021 | | 8371 | CUMMINS ALLISON | 255-8101-521.30-04 | I19549 | PRINTER MAINT. AGREEMENT | 5,428.00 | 0 |
| | 1/21/2021 | | 8371 | CUMMINS ALLISON | 255-8101-521.51-09 | I19549 | THERMAL PAPER | 114.00 | 0 |
| Check # 177294 Amount | | | | | | | | \$5,542.00 | |
| 177295 | 1/21/2021 | | 10920 | MISC-SENIOR CENTER REFUNDS | 207-0615-544.51-09 | | STAINED GLASS STORAGE BC | 24.06 | 0 |
| Check # 177295 Amount | | | | | | | | \$24.06 | |
| 177296 | 1/21/2021 | | 11180 | DASH MEDICAL GLOVES INC | 100-2201-522.53-41 | | (1) CS DISPOSABLE WIPES | 137.88 | 0 |
| Check # 177296 Amount | | | | | | | | \$137.88 | |
| 177297 | 1/21/2021 | | 6820 | DIGGERS HOTLINE INC | 501-2708-537.44-63 | | DECEMBER 2020 | 101.27 | 0 |
| | 1/21/2021 | | 6820 | DIGGERS HOTLINE INC | 100-4101-533.30-04 | | DECEMBER 2020 | 101.27 | 0 |
| | 1/21/2021 | | 6820 | DIGGERS HOTLINE INC | 100-4301-533.30-04 | | DECEMBER 2020 | 101.27 | 0 |
| | 1/21/2021 | | 6820 | DIGGERS HOTLINE INC | 540-1801-538.30-04 | | DECEMBER 2020 | 101.27 | 0 |
| | 1/21/2021 | | 6820 | DIGGERS HOTLINE INC | 100-4118-531.30-04 | | DECEMBER 2020 | 101.26 | 0 |
| Check # 177297 Amount | | | | | | | | \$506.34 | |
| 177298 | 1/21/2021 | | 12044 | DIVERSIFIED BENEFIT SERVICES, II | 100-5219-517.21-15 | | ADMIN SERVICES FEE | 100.00 | 0 |
| | 1/21/2021 | | 12044 | DIVERSIFIED BENEFIT SERVICES, II | 100-5219-517.21-15 | | ADMIN SERVICES FEE | 100.00 | 0 |
| Check # 177298 Amount | | | | | | | | \$200.00 | |
| 177299 | 1/21/2021 | | 8214 | DUBEY, DIANE | 100-3001-541.51-01 | | 2020 FPO'S | 65.85 | 0 |
| | 1/21/2021 | | 8214 | DUBEY, DIANE | 100-3004-541.53-40 | | 2020 FPO'S | 3.04 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-----------------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177299 Amount | | | | | | | | \$68.89 | |
| 177300 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | DUEMKE, YVONNE | 319.28 | 0 |
| Check # 177300 Amount | | | | | | | | \$319.28 | |
| 177301 | 1/21/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | WA43 | 2020 FPO'S | 169.00 | 0 |
| | 1/21/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | WA35 | 2020 FPO'S | 1,143.83 | 0 |
| | 1/21/2021 | | 6079 | DWD-UI | 100-5213-517.29-02 | WA01 | 2020 FPO'S | 411.80 | 0 |
| Check # 177301 Amount | | | | | | | | \$1,724.63 | |
| 177302 | 1/21/2021 | | 11672 | EDWARD H. WOLF & SONS, INC. | 100-0000-141.02-00 | | PO NUM 144086 | 14,076.77 | 0 |
| Check # 177302 Amount | | | | | | | | \$14,076.77 | |
| 177303 | 1/21/2021 | | 18037 | EIASEW | 100-2403-524.57-01 | | EIASEW MEMBERSHIP-JOHNS | 30.00 | 0 |
| Check # 177303 Amount | | | | | | | | \$30.00 | |
| 177304 | 1/21/2021 | | 230 | ELLIOTT'S ACE HARDWARE | 100-4118-531.51-09 | | PO-BLANKET | 20.69 | 0 |
| | 1/21/2021 | | 230 | ELLIOTT'S ACE HARDWARE | 100-4201-535.44-08 | | AUTO BODIES PARTS | 70.60 | 0 |
| | 1/21/2021 | | 230 | ELLIOTT'S ACE HARDWARE | 100-4218-531.44-08 | | AUTO BODIES PARTS | 42.06 | 0 |
| | 1/21/2021 | | 230 | ELLIOTT'S ACE HARDWARE | 550-4233-535.44-08 | | AUTO BODIES PARTS | 10.78 | 0 |
| Check # 177304 Amount | | | | | | | | \$144.13 | |
| 177305 | 1/21/2021 | | 11536 | FACTUAL DATA | 224-7701-563.31-01 | HM20 | 2020 FPO'S | 30.40 | 0 |
| | 1/21/2021 | | 11536 | FACTUAL DATA | 220-7521-563.54-02 | C2010 | 2020 FPO'S | 60.80 | 0 |
| Check # 177305 Amount | | | | | | | | \$91.20 | |
| 177306 | 1/21/2021 | | 3436 | FEDERAL EXPRESS CORP | 994-9401-563.51-01 | | Shipping to Jones Walker | 99.56 | 0 |
| | 1/21/2021 | | 3436 | FEDERAL EXPRESS CORP | 994-9401-563.51-01 | | Shipping to Jones Walker | 32.16 | 0 |
| | 1/21/2021 | | 3436 | FEDERAL EXPRESS CORP | 994-9401-563.51-01 | | Shipping to Land Title | 26.18 | 0 |
| Check # 177306 Amount | | | | | | | | \$157.90 | |
| 177307 | 1/21/2021 | | 6255 | FEDEX | 255-8101-521.30-04 | I20534 | 7-207-82825 | 85.64 | 0 |
| | 1/21/2021 | | 6255 | FEDEX | 255-8101-521.30-04 | I20534 | 7-222-42261 | 50.33 | 0 |
| Check # 177307 Amount | | | | | | | | \$135.97 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|---------------------------------|--------------------|--------|---------------------------|------------|------|
| 177308 | 1/21/2021 | | 33260 | FILTRATION CONCEPTS INC | 100-2110-521.51-06 | | A/C,HEATING,&VENTILATING: | 1,241.30 | 0 |
| Check # 177308 Amount | | | | | | | | \$1,241.30 | |
| 177309 | 1/21/2021 | | 12117 | FIRE SAFETY & INSPECTION SERV | 100-2201-522.30-04 | | TRAINING TOWER CERTIFICA | 4,500.00 | 0 |
| Check # 177309 Amount | | | | | | | | \$4,500.00 | |
| 177310 | 1/21/2021 | | 4739 | FITNESS TECHS | 217-0901-522.64-05 | FR000 | FIRE ADMIN ROWER MACHINE | 149.00 | 0 |
| Check # 177310 Amount | | | | | | | | \$149.00 | |
| 177311 | 1/21/2021 | | 9394 | FRIENDS OF WEST ALLIS PUBLIC LI | 100-0000-469.01-00 | | 2020 FPO'S | 438.96 | 0 |
| Check # 177311 Amount | | | | | | | | \$438.96 | |
| 177312 | 1/21/2021 | | 14623 | GEAR WASH LLC | 100-2201-522.60-01 | | MISC CLOTHING REPAIRS | 227.70 | 0 |
| Check # 177312 Amount | | | | | | | | \$227.70 | |
| 177313 | 1/21/2021 | | 7404 | GLAXOSMITHKLINE PHARMACEUTI | 100-3003-541.53-41 | | PO# 143867 | 5,275.16 | 0 |
| Check # 177313 Amount | | | | | | | | \$5,275.16 | |
| 177314 | 1/21/2021 | | 13165 | GOODYEAR COMMERCIAL TIRE & S | 100-0000-141.01-00 | | PO NUM 144126 | 460.00 | 0 |
| | 1/21/2021 | | 13165 | GOODYEAR COMMERCIAL TIRE & S | 100-0000-141.01-00 | | PO NUM 144126 | 1,880.00 | 0 |
| | 1/21/2021 | | 13165 | GOODYEAR COMMERCIAL TIRE & S | 100-0000-141.01-00 | | PO NUM 144126 | 1,270.56 | 0 |
| Check # 177314 Amount | | | | | | | | \$3,610.56 | |
| 177315 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | GRABLEWSKI, MICHAEL | 556.32 | 0 |
| Check # 177315 Amount | | | | | | | | \$556.32 | |
| 177316 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | GRABLEWSKI, MICHAEL | 556.32 | 0 |
| Check # 177316 Amount | | | | | | | | \$556.32 | |
| 177317 | 1/21/2021 | | 5345 | GREATER MILWAUKEE FOUNDATIO | 204-0000-465.01-02 | | DONATION | 25.00 | 0 |
| Check # 177317 Amount | | | | | | | | \$25.00 | |
| 177318 | 1/21/2021 | | 14588 | GREEN BAY PIPE/TV AND BAYLAKE | 510-3803-536.31-01 | P2034 | ENGINEERING SERVICES,PRC | 4,255.76 | 0 |
| | 1/21/2021 | | 14588 | GREEN BAY PIPE/TV AND BAYLAKE | 540-1807-538.31-01 | P2034 | ENGINEERING SERVICES,PRC | 1,126.94 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|------------------------------|--------------------|--------|----------------------------|-------------|------|
| Check # 177318 Amount | | | | | | | | \$5,382.70 | |
| 177319 | 1/21/2021 | | 10721 | GUNTA LAW OFFICES S.C. | 100-0302-516.30-16 | | CHARGES THRU 11/30/2020 | 3,040.00 | 0 |
| Check # 177319 Amount | | | | | | | | \$3,040.00 | |
| 177320 | 1/21/2021 | | 11864 | HEALTH JOY, LLC | 602-5601-517.30-04 | | QUARTERLY FEE (565 X \$19. | 11,056.50 | 0 |
| Check # 177320 Amount | | | | | | | | \$11,056.50 | |
| 177321 | 1/21/2021 | | 11325 | HEARTLAND BUSINESS SYSTEMS L | 255-8101-521.30-04 | 119549 | NIMBLE STORAGE SERVICE | 92.50 | 0 |
| Check # 177321 Amount | | | | | | | | \$92.50 | |
| 177322 | 1/21/2021 | | 35172 | HEMOCUE AMERICA | 240-7904-542.31-02 | H2000 | CLINICAL LAB REAGENTS&TE | 7,656.00 | 0 |
| Check # 177322 Amount | | | | | | | | \$7,656.00 | |
| 177323 | 1/21/2021 | | 33257 | HENRY SCHEIN INC | 100-3002-541.53-41 | | LAB COAT | 69.11 | 0 |
| Check # 177323 Amount | | | | | | | | \$69.11 | |
| 177324 | 1/21/2021 | | 11315 | HILLER FORD INC | 100-4301-533.44-08 | | AUTO BODIES PARTS | 4.75 | 0 |
| Check # 177324 Amount | | | | | | | | \$4.75 | |
| 177325 | 1/21/2021 | | 33960 | HOME DEPOT CREDIT SERVICES | 255-8101-521.51-09 | 120538 | FLOOR COVERING,FLOOR CO | 92.10 | 0 |
| Check # 177325 Amount | | | | | | | | \$92.10 | |
| 177326 | 1/21/2021 | | 11570 | HUMANA WELLNESS | 602-5601-517.30-04 | | GO365 JANUARY 2021 (518 @ | 2,092.72 | 0 |
| | 1/21/2021 | | 11570 | HUMANA WELLNESS | 602-5601-517.30-04 | | 2020 FPO'S | 2,129.08 | 0 |
| | 1/21/2021 | | 11570 | HUMANA WELLNESS | 602-5601-517.30-04 | | 2020 FPO'S | 6,706.00 | 0 |
| | 1/21/2021 | | 11570 | HUMANA WELLNESS | 602-5601-517.30-04 | | REWARDS REDEMPTION DEC | 9,147.00 | 0 |
| Check # 177326 Amount | | | | | | | | \$20,074.80 | |
| 177327 | 1/21/2021 | | 9173 | HYDRAULIC COMPONENT SERVICE | 100-4301-533.44-08 | | PO# 143471 | 1,960.05 | 0 |
| Check # 177327 Amount | | | | | | | | \$1,960.05 | |
| 177328 | 1/21/2021 | | 9402 | IMPACT ACQUISITIONS LLC | 100-1101-517.30-13 | | Overages | 248.00 | 0 |
| | 1/21/2021 | | 9402 | IMPACT ACQUISITIONS LLC | 100-1101-517.30-13 | | Overages | 2,034.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177328 Amount | | | | | | | | \$2,282.00 | |
| 177329 | 1/21/2021 | | 10434 | INSTITUTE FOR COMMUNITY ALLIA | 222-7601-563.56-02 | | 2020 FPO'S | 65.00 | 0 |
| Check # 177329 Amount | | | | | | | | \$65.00 | |
| 177330 | 1/21/2021 | | 11817 | INTECH SOFTWARE SOLUTIONS, IN | 100-1502-514.32-01 | | 2021 MODUS SUBSCRIPTION | 9,950.00 | 0 |
| Check # 177330 Amount | | | | | | | | \$9,950.00 | |
| 177331 | 1/21/2021 | | 10017 | INTERSTATE POWER SYSTEM INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 131.88 | 0 |
| Check # 177331 Amount | | | | | | | | \$131.88 | |
| 177332 | 1/21/2021 | | 12125 | INTERSTATE ROOF SYSTEMS CON | 100-4001-533.30-04 | | INV 10852 CITY HALL | 1,500.00 | 0 |
| | 1/21/2021 | | 12125 | INTERSTATE ROOF SYSTEMS CON | 100-4001-533.30-04 | | INV 10853 FIRE STATION 2 | 1,250.00 | 0 |
| | 1/21/2021 | | 12125 | INTERSTATE ROOF SYSTEMS CON | 100-4001-533.30-04 | | INV 10854 LIBRARY | 1,500.00 | 0 |
| | 1/21/2021 | | 12125 | INTERSTATE ROOF SYSTEMS CON | 100-4001-533.30-04 | | INV 10855 MUNICIPAL YARD | 2,850.00 | 0 |
| Check # 177332 Amount | | | | | | | | \$7,100.00 | |
| 177333 | 1/21/2021 | | 7110 | IRON MOUNTAIN | 255-8101-521.30-04 | 120534 | SHREDDING | 112.25 | 0 |
| Check # 177333 Amount | | | | | | | | \$112.25 | |
| 177334 | 1/21/2021 | | 13024 | JEFFERSON FIRE & SAFETY INC | 100-2201-522.60-01 | | (10) PAIR GLOVES | 768.79 | 0 |
| | 1/21/2021 | | 13024 | JEFFERSON FIRE & SAFETY INC | 100-2201-522.53-27 | | HOSE PURCHASES | 17,642.00 | 0 |
| Check # 177334 Amount | | | | | | | | \$18,410.79 | |
| 177335 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | JOHNSON, SHAWNE E | 569.60 | 0 |
| Check # 177335 Amount | | | | | | | | \$569.60 | |
| 177336 | 1/21/2021 | | 5086 | KALLCENTS | 255-8101-521.30-04 | 120538 | Q-CARD SERVICE | 34.42 | 0 |
| Check # 177336 Amount | | | | | | | | \$34.42 | |
| 177337 | 1/21/2021 | | 10018 | KONICA MINOLTA PREMIER FINANC | 100-1101-517.30-13 | | Leases | 1,831.35 | 0 |
| Check # 177337 Amount | | | | | | | | \$1,831.35 | |
| 177338 | 1/21/2021 | | 7709 | LAKESIDE CURATIVE SERVICES | 240-7904-542.31-02 | H2000 | HOSPITAL,SURGICAL,&RELAT | 431.60 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|--------------------------|--------------|------|
| 177338 | 1/21/2021 | | 7709 | LAKESIDE CURATIVE SERVICES | 100-2101-521.51-09 | | HOSPITAL,SURGICAL,&RELAT | 839.20 | 0 |
| Check # 177338 Amount | | | | | | | | \$1,270.80 | |
| 177339 | 1/21/2021 | | 14790 | LAKESIDE INTERNATIONAL TRUCKS | 100-4218-531.44-08 | | AUTO BODIES PARTS | 125.15 | 0 |
| | 1/21/2021 | | 14790 | LAKESIDE INTERNATIONAL TRUCKS | 100-4218-531.44-08 | | AUTO BODIES PARTS | -111.39 | 0 |
| Check # 177339 Amount | | | | | | | | \$13.76 | |
| 177340 | 1/21/2021 | | 33697 | LALONDE CONTRACTORS INC | 510-3803-536.31-01 | P1925 | PO# 143511 | 1,445.00 | 0 |
| Check # 177340 Amount | | | | | | | | \$1,445.00 | |
| 177341 | 1/21/2021 | | 9347 | LEGACY RECYCLING | 550-4233-535.41-09 | | 128@\$25TV RECYCLING FEE | 3,200.00 | 0 |
| | 1/21/2021 | | 9347 | LEGACY RECYCLING | 550-4233-535.41-09 | | 7@\$40 PROJ/CONSOLE/TV&B | 280.00 | 0 |
| | 1/21/2021 | | 9347 | LEGACY RECYCLING | 550-4233-535.41-09 | | 33@\$5 MICROWAVES | 165.00 | 0 |
| Check # 177341 Amount | | | | | | | | \$3,645.00 | |
| 177342 | 1/21/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | Overpaid on 1/6 | -10.00 | 0 |
| | 1/21/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | INV #1060352 | 195.00 | 0 |
| | 1/21/2021 | | 11713 | LIFE-ASSIST, INC | 100-2201-522.53-41 | | INV #1060336 | 168.25 | 0 |
| Check # 177342 Amount | | | | | | | | \$353.25 | |
| 177343 | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I18534 | 2020 FPO'S | 44,631.53 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I18534 | 2020 FPO'S | 44,631.53 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I18534 | 2020 FPO'S | 2,271.80 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I19534 | 2020 FPO'S | 42,359.73 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I19534 | 11/20 RENT | 29,340.24 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I20512 | 11/20 RENT | 15,291.29 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I19534 | 12/20 RENT | 4,922.82 | 0 |
| | 1/21/2021 | | 9583 | MARQUETTE UNIVERSITY | 255-8101-521.43-03 | I20512 | 12/20 RENT | 39,708.71 | 0 |
| Check # 177343 Amount | | | | | | | | \$223,157.65 | |
| 177344 | 1/21/2021 | | 11984 | MAXIM HEALTHCARE STAFFING, IN | 240-7930-542.30-03 | EF200 | 2020 FPO'S | 2,700.00 | 0 |
| Check # 177344 Amount | | | | | | | | \$2,700.00 | |
| 177345 | 1/21/2021 | | 6034 | MCKESSON MEDICAL-SURGICAL | 100-3003-541.53-41 | | PO# 143912 | 48.00 | 0 |
| | 1/21/2021 | | 6034 | MCKESSON MEDICAL-SURGICAL | 240-7904-542.31-02 | H2000 | HOSPITAL,SURGICAL,&RELAT | 138.23 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|----------|------|
| 177345 | 1/21/2021 | | 6034 | MCKESSON MEDICAL-SURGICAL | 240-7904-542.31-02 | H2000 | HOSPITAL,SURGICAL,&RELAT | 500.46 | 0 |
| Check # 177345 Amount | | | | | | | | \$686.69 | |
| 177346 | 1/21/2021 | | 5528 | MENARDS- WEST MILWAUKEE | 100-4118-531.53-02 | | PO-BLANKET | 25.03 | 0 |
| Check # 177346 Amount | | | | | | | | \$25.03 | |
| 177347 | 1/21/2021 | | 14719 | MEREDITH, BRUCE | 255-8101-521.30-04 | 119549 | NETWORK SOLUTIONS RENE | 75.98 | 0 |
| Check # 177347 Amount | | | | | | | | \$75.98 | |
| 177348 | 1/21/2021 | | 17080 | METRO MUNICIPAL CLERK'S ASSOC | 100-1501-517.57-01 | | 2021 MEMBERSHIP DUES. RE | 30.00 | 0 |
| | 1/21/2021 | | 17080 | METRO MUNICIPAL CLERK'S ASSOC | 100-1501-517.57-01 | | 2021 MEMBERSHIP DUES, GIN | 30.00 | 0 |
| Check # 177348 Amount | | | | | | | | \$60.00 | |
| 177349 | 1/21/2021 | | 8815 | MIDWEST TAPE | 100-3502-555.52-22 | | 2020 FPO'S | 34.99 | 0 |
| | 1/21/2021 | | 8815 | MIDWEST TAPE | 100-3502-555.52-22 | | 2020 FPO'S | 24.99 | 0 |
| Check # 177349 Amount | | | | | | | | \$59.98 | |
| 177350 | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-11 | | D Ames 15-38993 | 20.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-11 | | D Wooten 16-36411 | 35.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-441.08-00 | | OL REFUNDS | 7.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 350-0000-229.02-00 | | PROJECT P1320W TRUST DEF | 77.46 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-2107-521.57-02 | | STUETTGEN/MEALS@ EVID T | 50.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-422.01-05 | | REFUND PLMG PERMIT #5983 | 50.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 602-0000-229.04-00 | | ROGERS, CAROL | 311.50 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.05-00 | | | 1,500.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 540-1807-538.31-01 | P1039 | CONSTRUCTION SERV, HEAV | 500.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 350-0000-229.02-00 | | 2000 S. 92 St. | 44.16 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-2101-521.30-04 | | PRINTING PLANT EQUIP&SUP | 33.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 350-6008-531.31-07 | P1529 | National Project | 250.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-4118-531.44-07 | | REFUND FOR CITY DAMAGES | 107.11 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.04-00 | | OL REFUNDS | 500.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL REFUND FROM MARVIN | 10.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.04-00 | | 12209 W HOLT AVE | 100.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 602-0000-229.04-00 | | SCHIMMEL, DOLORES | 338.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL REFUND FROM HUBBARD | 5.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL REFUND OVERPAYMENT | 5.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|-------------------|--------------------|--------|---------------------------|----------|------|
| 177350 | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-451.02-00 | | TRIP REFUND PARKING WYSC | 60.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL OVERPAID FOR THOMAS | 25.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-429.02-03 | | REFUND DOG LICENSE | 18.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-3001-541.43-03 | | BOUNCY HOUSE | 150.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL OVERPAYMENT | 6.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-451.02-00 | | TRIP REFUND GIBSON PARKIN | 40.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | MARKEISHA NEWSON REFUND | 10.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 350-0000-229.02-00 | | SPECIAL ASSESSMENT OVER | 209.16 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | DARRENISHA BELIN BAIL REF | 5.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | JAMES GRAGG APPEAL MONE | 50.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 602-0000-229.04-00 | | WESTER, CARLA R | 239.88 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL REFUND | 5.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | AESHA PALMER BAIL OVER | 5.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-451.01-00 | | FROM MAGGIE LONG 1S804X4 | 22.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-422.01-09 | | 6737 W WASHINGTON ST 3245 | 100.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 602-0000-229.04-00 | | SCHERER, DANIEL | 239.88 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 501-0000-229.05-00 | | MANUAL CHECK | 1,123.61 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL CHANGE | 7.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-10 | | BAIL REFUND | 11.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 453-0597-000 | 18.34 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 5220263000 | 8.08 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4400027000 | 346.70 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4760138001 | 88.65 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4380291000 | 2.69 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4780478000 | 174.78 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4910325000 | 1.41 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 5170090000 | 2.35 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4750005001 | 71.40 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4520284000 | 253.21 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4910270000 | 139.86 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4900058000 | 123.50 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 5170121000 | 128.48 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4400484000 | 45.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4420458000 | 257.94 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4390408001 | 0.97 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 5239973006 | 123.10 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4910025000 | 8.77 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4510576000 | 2.19 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|--------------------|------|
| 177350 | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4760366000 | 13.91 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4420051001 | 136.50 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4380555000 | 102.25 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4530516001 | 29.82 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4520284000 | 123.25 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 4460392002 | 144.38 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | TAX REFUND 5240008003 | 89.70 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Tax refund 4900380000 | 10.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Tax Refund 5200189000 | 27.22 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Tax Refund 26239 | 8.35 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4450248000 | 1.72 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4879969020 | 163.10 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 19805 | 1.11 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-429.02-03 | | KATIE PAUL PET LICESE REF | 18.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 27674 | 706.41 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4450157000 | 4.22 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4740183000 | 30.00 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4400581000 | 4.95 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4440247000 | 2.08 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4890077000 | 5.36 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4740475000 | 6.82 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4760664000 | 3.30 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4790020003 | 1.58 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4450474000 | 3.41 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 4900352000 | 2.63 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.01-00 | | Overpayment 5180456001 | 3.59 | 0 |
| | 1/21/2021 | | 17803 | MILW CO TREASURER | 100-0000-229.11-11 | | Unclaimed to County | 4,045.00 | 0 |
| Check # 177350 Amount | | | | | | | | \$13,755.84 | |
| 177351 | 1/21/2021 | | 11623 | MILWAUKEE COUNTY CLERK OF CO | 100-0000-229.11-10 | | WEEK OF 0106-01142021 | 2,350.00 | 0 |
| | 1/21/2021 | | 11623 | MILWAUKEE COUNTY CLERK OF CO | 100-0000-229.11-10 | | WEEK OF 1230-01072021 | 6,100.00 | 0 |
| | 1/21/2021 | | 11623 | MILWAUKEE COUNTY CLERK OF CO | 100-0000-229.11-10 | | WEEK OF 1218-12302021 | 4,900.00 | 0 |
| | 1/21/2021 | | 11623 | MILWAUKEE COUNTY CLERK OF CO | 100-0000-229.11-10 | | WEEK OF 1214-12162021 | 1,000.00 | 0 |
| Check # 177351 Amount | | | | | | | | \$14,350.00 | |
| 177352 | 1/21/2021 | | 8542 | MILWAUKEE COUNTY EMS | 100-2201-522.53-41 | | (4) ZOLL MONITORS | 40,888.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177352 Amount | | | | | | | | \$40,888.00 | |
| 177353 | 1/21/2021 | | 17811 | MILWAUKEE COUNTY TREASURER | 100-0000-451.01-00 | | December Court Fines | 6,972.94 | 0 |
| Check # 177353 Amount | | | | | | | | \$6,972.94 | |
| 177354 | 1/21/2021 | | 10878 | MISC-BLDG INSP PERMIT REFUNDS | 100-0000-442.01-16 | | 8617 W GREENFIELD AVE | 10.00 | 0 |
| Check # 177354 Amount | | | | | | | | \$10.00 | |
| 177355 | 1/21/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2201-522.44-03 | | MISC VEHICLE REPAIRS | 195.04 | 0 |
| | 1/21/2021 | | 28890 | NAPA AUTO PARTS- WEST ALLIS | 100-2201-522.53-01 | | MISC OIL/OIL FILTERS | 294.54 | 0 |
| Check # 177355 Amount | | | | | | | | \$489.58 | |
| 177356 | 1/21/2021 | | 32137 | NATIONAL BUSINESS FURNITURE L | 240-7904-542.31-02 | H2000 | FURNITURE: OFFICE | 5,583.30 | 0 |
| | 1/21/2021 | | 32137 | NATIONAL BUSINESS FURNITURE L | 240-7904-542.31-02 | H2000 | OFFICE SUPPLIES, GENERAL | 51.48 | 0 |
| Check # 177356 Amount | | | | | | | | \$5,634.78 | |
| 177357 | 1/21/2021 | | 34026 | NATIONAL ELEVATOR INSPECTION | 100-4101-533.32-04 | | PO-BLANKET | 71.50 | 0 |
| Check # 177357 Amount | | | | | | | | \$71.50 | |
| 177358 | 1/21/2021 | | 19890 | NATIONAL SPRING INC | 100-4201-535.44-08 | | AUTO BODIES PARTS | 298.87 | 0 |
| Check # 177358 Amount | | | | | | | | \$298.87 | |
| 177359 | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 350.00 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 125.00 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 350.00 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 125.00 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 2,837.25 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 2,988.77 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 3,006.97 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 6,569.14 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 6,244.25 | 0 |
| | 1/21/2021 | | 11952 | NETWORK HEALTH ADMIN SERVICE | 602-9101-517.21-83 | | 2020 FPO'S | 5,995.38 | 0 |
| Check # 177359 Amount | | | | | | | | \$28,591.76 | |
| 177360 | 1/21/2021 | | 34128 | NEW BERLIN REDI-MIX | 540-1801-538.53-02 | | PO-BLANKET | 1,188.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|--------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177360 Amount | | | | | | | | \$1,188.00 | |
| 177361 | 1/21/2021 | | 9953 | OSI ENVIRONMENTAL INC | 550-4233-535.41-09 | | DISPOSAL OF USED OIL 12-0 | 125.00 | 0 |
| Check # 177361 Amount | | | | | | | | \$125.00 | |
| 177362 | 1/21/2021 | | 12079 | PANELTECH ACOUSTICS | 100-8813-517.51-09 | | ACOUSTICAL TILE,INSULATIN | 2,395.02 | 0 |
| Check # 177362 Amount | | | | | | | | \$2,395.02 | |
| 177363 | 1/21/2021 | | 11999 | PARKITECTURE & PLANNING, LLC | 220-7522-563.31-02 | C2040 | ARCHITECTURAL SERV,PROF | 1,518.00 | 0 |
| Check # 177363 Amount | | | | | | | | \$1,518.00 | |
| 177364 | 1/21/2021 | | 21360 | PAYNE & DOLAN INC | 350-6008-531.31-01 | P1928 | PO# 143074 | 1,198.50 | 0 |
| | 1/21/2021 | | 21360 | PAYNE & DOLAN INC | 350-6008-531.31-01 | P1938 | CONSTRUCTION SERV, HEAV | 10,238.82 | 0 |
| | 1/21/2021 | | 21360 | PAYNE & DOLAN INC | 540-1807-538.31-01 | P1928 | CONSTRUCTION SERV, HEAV | 76.00 | 0 |
| Check # 177364 Amount | | | | | | | | \$11,513.32 | |
| 177365 | 1/21/2021 | | 12126 | PIONEERING TECHNOLOGY GROUF | 220-7522-563.51-09 | C1922 | OVER/RANGE SAFETY PRODL | 4,939.74 | 0 |
| Check # 177365 Amount | | | | | | | | \$4,939.74 | |
| 177366 | 1/21/2021 | | 34395 | POMP'S TIRE SERVICE INC | 100-2201-522.44-03 | | TIRE REPLACEMENT/#4142 | 157.99 | 0 |
| Check # 177366 Amount | | | | | | | | \$157.99 | |
| 177367 | 1/21/2021 | | 33329 | PORT-A-JOHN INC | 100-4201-535.30-04 | | PO-BLANKET | 96.00 | 0 |
| Check # 177367 Amount | | | | | | | | \$96.00 | |
| 177368 | 1/21/2021 | | 4487 | PROPHOENIX CORP | 100-2201-522.32-01 | | 1.17.2021-1.16.2022 MAINT | 14,816.59 | 0 |
| Check # 177368 Amount | | | | | | | | \$14,816.59 | |
| 177369 | 1/21/2021 | | 34117 | PROVANTAGE CORPORATION | 100-8813-517.51-09 | | OFFICE MACHINES & ACCESS | 129.78 | 0 |
| | 1/21/2021 | | 34117 | PROVANTAGE CORPORATION | 100-8813-517.51-09 | | OFFICE MACHINES & ACCESS | 126.22 | 0 |
| Check # 177369 Amount | | | | | | | | \$256.00 | |
| 177370 | 1/21/2021 | | 10205 | QUALITY CALIBRATION SERVICE IN | 100-2201-522.44-02 | | TOOL MAINTENANCE | 125.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|------------|------|
| Check # 177370 Amount | | | | | | | | \$125.00 | |
| 177371 | 1/21/2021 | | 34650 | R A SMITH NATIONAL INC | 540-1807-538.30-04 | MMSD | CONSULTING SERVICES | 279.00 | 0 |
| Check # 177371 Amount | | | | | | | | \$279.00 | |
| 177372 | 1/21/2021 | | 10590 | RAMBOLL ENVIRON US CORPORAT | 262-8429-563.30-02 | D1700 | PO# 141180 | 700.91 | 0 |
| | 1/21/2021 | | 10590 | RAMBOLL ENVIRON US CORPORAT | 354-6052-533.31-02 | BF001 | CONSULTING SERVICES | 4,617.53 | 0 |
| | 1/21/2021 | | 10590 | RAMBOLL ENVIRON US CORPORAT | 220-7522-563.31-02 | C1840 | PHASE 1 ESA - BURNHAM PT | 3,234.63 | 0 |
| Check # 177372 Amount | | | | | | | | \$8,553.07 | |
| 177373 | 1/21/2021 | | 11850 | RICOH USA INC | 100-1101-517.30-13 | | JANUARY RICOH SUPPORT FC | 93.77 | 0 |
| | 1/21/2021 | | 11850 | RICOH USA INC | 100-1101-517.30-13 | | Library Lease | 67.37 | 0 |
| | 1/21/2021 | | 11850 | RICOH USA INC | 100-1101-517.30-13 | | Devel Lease | 76.10 | 0 |
| | 1/21/2021 | | 11850 | RICOH USA INC | 255-8101-521.30-04 | I19549 | COPIER CHARGES | 314.24 | 0 |
| | 1/21/2021 | | 11850 | RICOH USA INC | 255-8101-521.30-04 | I19549 | COPIER CHARGES | 289.74 | 0 |
| Check # 177373 Amount | | | | | | | | \$841.22 | |
| 177374 | 1/21/2021 | | 32432 | RITTER TECHNOLOGY LLC | 100-2201-522.44-02 | | HOSE FOR PLOW #4134 | 45.04 | 0 |
| Check # 177374 Amount | | | | | | | | \$45.04 | |
| 177375 | 1/21/2021 | | 33249 | RNOW INC | 100-0000-141.01-00 | | PO NUM 144114 | 359.93 | 0 |
| | 1/21/2021 | | 33249 | RNOW INC | 100-0000-141.01-00 | | PO NUM 143394 | -470.00 | 0 |
| | 1/21/2021 | | 33249 | RNOW INC | 100-0000-141.01-00 | | PO NUM 143394 | 369.98 | 0 |
| Check # 177375 Amount | | | | | | | | \$259.91 | |
| 177376 | 1/21/2021 | | 4077 | ROAD & CONSTRUCTION MATERIAL | 501-2708-537.44-57 | | Clean Fill | 187.50 | 0 |
| | 1/21/2021 | | 4077 | ROAD & CONSTRUCTION MATERIAL | 501-2707-537.44-56 | | Clean Fill | 187.50 | 0 |
| | 1/21/2021 | | 4077 | ROAD & CONSTRUCTION MATERIAL | 540-1801-538.53-02 | | Clean Fill | 1,025.00 | 0 |
| Check # 177376 Amount | | | | | | | | \$1,400.00 | |
| 177377 | 1/21/2021 | | 6047 | SANFILIPPO, JAMES AND | 255-8101-521.51-09 | I18556 | BERGUM CALENDAR-OFFICE | 24.28 | 0 |
| | 1/21/2021 | | 6047 | SANFILIPPO, JAMES AND | 255-8101-521.51-09 | I18536 | HAGLER GAS DURING OPERA | 10.00 | 0 |
| | 1/21/2021 | | 6047 | SANFILIPPO, JAMES AND | 255-8101-521.51-09 | I18536 | SANFILIPPO FOLDERS-OFFICE | 164.04 | 0 |
| | 1/21/2021 | | 6047 | SANFILIPPO, JAMES AND | 255-8101-521.51-09 | I19534 | BOHN MASKS-CVS | 69.98 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177377 Amount | | | | | | | | \$268.30 | |
| 177378 | 1/21/2021 | | 10878 | MISC-BLDG INSP PERMIT REFUNDS | 100-0000-115.09-00 | | 1606 S 116 St Overpayment | 200.00 | 0 |
| Check # 177378 Amount | | | | | | | | \$200.00 | |
| 177379 | 1/21/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | BASIC | 6,291.18 | 0 |
| | 1/21/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | SUPPLEMENTAL | 2,632.43 | 0 |
| | 1/21/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | ADDITIONAL | 6,366.82 | 0 |
| | 1/21/2021 | | 18800 | SECURIAN FINANCIAL GROUP INC | 100-5209-517.21-04 | | SPOUSE/DEPENDENT | 785.75 | 0 |
| Check # 177379 Amount | | | | | | | | \$16,076.18 | |
| 177380 | 1/21/2021 | | 2099 | SECURITY PLUS | 255-8101-521.30-04 | 120534 | LOCK SERVICES | 162.79 | 0 |
| Check # 177380 Amount | | | | | | | | \$162.79 | |
| 177381 | 1/21/2021 | | 5080 | SEH DESIGN/BUILD INC | 501-2706-537.30-02 | | ANTENNA PROJECT 145546 | 74.89 | 0 |
| | 1/21/2021 | | 5080 | SEH DESIGN/BUILD INC | 501-0000-229.17-01 | | ANTENNA PROJECT 145546 | 74.89 | 0 |
| | 1/21/2021 | | 5080 | SEH DESIGN/BUILD INC | 501-0000-449.09-00 | | ANTENNA PROJECT 145546 | -74.89 | 0 |
| Check # 177381 Amount | | | | | | | | \$74.89 | |
| 177382 | 1/21/2021 | | 12121 | SENSAPHONE | 100-3001-541.52-01 | | SENSAPHONE ANNUAL SUBS | 71.40 | 0 |
| Check # 177382 Amount | | | | | | | | \$71.40 | |
| 177383 | 1/21/2021 | | 6284 | SIDELLO PROPERTY SERVICES INC | 100-2406-524.30-31 | A1900 | 2020 FPO'S | 3,125.00 | 0 |
| | 1/21/2021 | | 6284 | SIDELLO PROPERTY SERVICES INC | 100-2406-524.30-31 | A1900 | 2020 FPO'S | 186.75 | 0 |
| Check # 177383 Amount | | | | | | | | \$3,311.75 | |
| 177384 | 1/21/2021 | | 11273 | SIMON SAYS INVEST, LLC | 220-7526-565.31-02 | C2050 | COMMERCIAL FACADE GRAN | 7,767.00 | 0 |
| Check # 177384 Amount | | | | | | | | \$7,767.00 | |
| 177385 | 1/21/2021 | | 8434 | SNOW PLOW SOLUTIONS INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | -27.40 | 0 |
| | 1/21/2021 | | 8434 | SNOW PLOW SOLUTIONS INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | -536.04 | 0 |
| | 1/21/2021 | | 8434 | SNOW PLOW SOLUTIONS INC | 100-4301-533.44-08 | | AUTO BODIES PARTS | 553.86 | 0 |
| | 1/21/2021 | | 8434 | SNOW PLOW SOLUTIONS INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | -587.61 | 0 |
| | 1/21/2021 | | 8434 | SNOW PLOW SOLUTIONS INC | 100-4218-531.44-08 | | AUTO BODIES PARTS | 908.92 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177385 Amount | | | | | | | | \$311.73 | |
| 177386 | 1/21/2021 | | 10957 | SOFTWARE EXPRESSIONS, INC. | 100-3003-541.32-04 | | MONTHLY EHR SUPPORT | 350.00 | 0 |
| Check # 177386 Amount | | | | | | | | \$350.00 | |
| 177387 | 1/21/2021 | | 6420 | STAPLES ADVANTAGE | 240-7904-542.70-01 | H2000 | FURNITURE: OFFICE | 3,867.73 | 0 |
| | 1/21/2021 | | 6420 | STAPLES ADVANTAGE | 240-7904-542.70-01 | H2000 | BLD MNT,INSTALLATION&REP | 171.35 | 0 |
| Check # 177387 Amount | | | | | | | | \$4,039.08 | |
| 177388 | 1/21/2021 | | 4275 | STARK PAVEMENT CORP | 100-4218-531.53-02 | | PO-BLANKET | 304.87 | 0 |
| | 1/21/2021 | | 4275 | STARK PAVEMENT CORP | 501-2707-537.53-08 | | PO-BLANKET | 14.63 | 0 |
| | 1/21/2021 | | 4275 | STARK PAVEMENT CORP | 540-1801-538.53-02 | | PO-BLANKET | 22.50 | 0 |
| Check # 177388 Amount | | | | | | | | \$342.00 | |
| 177389 | 1/21/2021 | | 25445 | STATE OF WISCONSIN | 100-0000-451.01-00 | | December Court Fines | 19,415.75 | 0 |
| Check # 177389 Amount | | | | | | | | \$19,415.75 | |
| 177390 | 1/21/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1474074 | 70.00 | 0 |
| | 1/21/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1473047 | 58.49 | 0 |
| | 1/21/2021 | | 6950 | STREICHER'S INC | 100-2201-522.60-01 | | INV #1474142 | 348.00 | 0 |
| Check # 177390 Amount | | | | | | | | \$476.49 | |
| 177391 | 1/21/2021 | | 4326 | STRYKER MEDICAL | 100-2201-522.53-41 | COVID | INV #32500089 (DISINFECTA | 105.41 | 0 |
| | 1/21/2021 | | 4326 | STRYKER MEDICAL | 100-2201-522.44-02 | | INV #3237342 (AMBULANCE R | 137.84 | 0 |
| | 1/21/2021 | | 4326 | STRYKER MEDICAL | 100-2201-522.44-02 | | INV #3243470 (AMBULANCE R | 908.87 | 0 |
| | 1/21/2021 | | 4326 | STRYKER MEDICAL | 100-2201-522.32-04 | | INV #3246373 (3-YR LUCAS | 4,001.40 | 0 |
| Check # 177391 Amount | | | | | | | | \$5,153.52 | |
| 177392 | 1/21/2021 | | 10781 | SUPERION, LLC | 501-2901-537.32-01 | | NOVEMBER 2020 | 150.00 | 0 |
| Check # 177392 Amount | | | | | | | | \$150.00 | |
| 177393 | 1/21/2021 | | 11517 | SUPERIOR VISION INSURANCE INC | 100-5218-517.21-12 | | FAMILY/SINGLE INSURANCE F | 1,225.78 | 0 |
| | 1/21/2021 | | 11517 | SUPERIOR VISION INSURANCE INC | 100-5218-517.21-12 | | 2020 FPO'S | 1,181.46 | 0 |
| Check # 177393 Amount | | | | | | | | \$2,407.24 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------------|------|
| 177394 | 1/21/2021 | | 10296 | T-MOBILE USA, INC. | 255-8101-521.30-04 | 120538 | GPS 0567 | 1,632.00 | 0 |
| | 1/21/2021 | | 10296 | T-MOBILE USA, INC. | 255-8101-521.30-04 | 120538 | GPS 3594 | 2,754.00 | 0 |
| | 1/21/2021 | | 10296 | T-MOBILE USA, INC. | 255-8101-521.30-04 | 120538 | GPS 0701 | 255.00 | 0 |
| | 1/21/2021 | | 10296 | T-MOBILE USA, INC. | 255-8101-521.30-04 | 120538 | PEN 4981 | 1,020.00 | 0 |
| Check # 177394 Amount | | | | | | | | \$5,661.00 | |
| 177395 | 1/21/2021 | | 27100 | TAPCO | 100-0000-141.01-00 | | PO NUM 144122 | 356.70 | 0 |
| Check # 177395 Amount | | | | | | | | \$356.70 | |
| 177396 | 1/21/2021 | | 11615 | TEEMWURK | 602-5601-517.30-04 | | 2020 FPO'S | 2,403.00 | 0 |
| | 1/21/2021 | | 11615 | TEEMWURK | 602-5601-517.30-04 | | 2020 FPO'S | 2,424.00 | 0 |
| Check # 177396 Amount | | | | | | | | \$4,827.00 | |
| 177397 | 1/21/2021 | | 11578 | TELEFLEX FUNDING LLC | 100-2201-522.53-41 | | (1) BX EZ-IO NEEDLES | 562.50 | 0 |
| | 1/21/2021 | | 11578 | TELEFLEX FUNDING LLC | 100-2201-522.53-41 | | (1) BX EZ-IO NEEDLES | 562.50 | 0 |
| Check # 177397 Amount | | | | | | | | \$1,125.00 | |
| 177398 | 1/21/2021 | | 29260 | THOMSON REUTERS - WEST | 255-8101-521.30-04 | 119549 | WEST SERVICES | 6,131.00 | 0 |
| Check # 177398 Amount | | | | | | | | \$6,131.00 | |
| 177399 | 1/21/2021 | | 9162 | TIAA BANK | 100-1101-517.30-13 | | January 2021 | 4,152.22 | 0 |
| Check # 177399 Amount | | | | | | | | \$4,152.22 | |
| 177400 | 1/21/2021 | | 2839 | TIME WARNER CABLE | 255-8101-521.30-04 | 119549 | MEREDITH INTERNET 12/13/2 | 252.64 | 0 |
| Check # 177400 Amount | | | | | | | | \$252.64 | |
| 177401 | 1/21/2021 | | 11751 | TIME WARNER CABLE | 100-1101-517.41-06 | | Cable Services | 897.85 | 0 |
| Check # 177401 Amount | | | | | | | | \$897.85 | |
| 177402 | 1/21/2021 | | 10631 | TRANSUNION RISK & ALTERNATIVE | 255-8101-521.30-04 | 119549 | TRANSUNION SERVICE ACCT | 696.60 | 0 |
| Check # 177402 Amount | | | | | | | | \$696.60 | |
| 177403 | 1/21/2021 | | 25142 | TRI CITY NATIONAL BANK | 100-0000-229.16-00 | | Loan Repayments | 800.76 | 0 |
| | 1/21/2021 | | 25142 | TRI CITY NATIONAL BANK | 396-6301-563.30-07 | | DEC LOAN SERVICING FEES | 10.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------------|------|
| 177403 | 1/21/2021 | | 25142 | TRI CITY NATIONAL BANK | 397-6301-563.30-07 | | DEC LOAN SERVICING FEES | 19.00 | 0 |
| | 1/21/2021 | | 25142 | TRI CITY NATIONAL BANK | 224-7701-563.30-04 | | DEC LOAN SERVICING FEES | 41.00 | 0 |
| | 1/21/2021 | | 25142 | TRI CITY NATIONAL BANK | 220-7521-563.30-04 | C2010 | DEC LOAN SERVICING FEES | 61.00 | 0 |
| Check # 177403 Amount | | | | | | | | \$931.76 | |
| 177404 | 1/21/2021 | | 8903 | TUMBLEWEED PRESS INC | 100-3502-555.52-42 | | INVOICE #103795 | 525.00 | 0 |
| Check # 177404 Amount | | | | | | | | \$525.00 | |
| 177405 | 1/21/2021 | | 27430 | U S POSTMASTER-MILW | 100-1502-514.51-01 | | Business Reply Mail | 1,895.50 | 0 |
| | 1/21/2021 | | 27430 | U S POSTMASTER-MILW | 222-7601-563.51-01 | | Business Reply Mail | 5.47 | 0 |
| | 1/21/2021 | | 27430 | U S POSTMASTER-MILW | 100-1301-517.51-01 | | Business Reply Mail | 14.73 | 0 |
| | 1/21/2021 | | 27430 | U S POSTMASTER-MILW | 501-2602-537.51-01 | | Business Reply Mail | 529.03 | 0 |
| | 1/21/2021 | | 27430 | U S POSTMASTER-MILW | 100-0301-516.51-01 | | Business Reply Mail | 4.59 | 0 |
| Check # 177405 Amount | | | | | | | | \$2,449.32 | |
| 177406 | 1/21/2021 | | 11709 | UNIVERSITY OF WISCONSIN MADIS | 100-3003-541.57-02 | | HEALTH EQUITY TRAINING/TE | 1,650.00 | 0 |
| Check # 177406 Amount | | | | | | | | \$1,650.00 | |
| 177407 | 1/21/2021 | | 5454 | US POSTAL SERVICE(POSTAGE-BY | 100-2101-521.51-01 | | COMM&MEDIA RELATED SER\ | 1,500.00 | 0 |
| Check # 177407 Amount | | | | | | | | \$1,500.00 | |
| 177408 | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | November Verizon | 408.10 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | November Verizon | 202.50 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | November Verizon | 448.91 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-0501-517.41-06 | | November Verizon | 48.08 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2402-524.41-06 | | November Verizon | 47.47 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2403-524.41-06 | | November Verizon | 0.30 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1502-514.41-06 | | November Verizon | 0.30 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 260-8201-517.41-06 | | November Verizon | 82.21 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 260-8202-517.41-06 | | November Verizon | 69.07 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | November Verizon | 40.81 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | November Verizon | 222.61 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | November Verizon | 368.74 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7901-542.31-02 | H2001 | November Verizon | 401.31 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | November Verizon | 226.00 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2004 | November Verizon | 81.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------|--------------------|--------|--------------------------|----------|------|
| 177408 | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | November Verizon | 153.67 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | November Verizon | 81.62 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | November Verizon | 202.55 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | November Verizon | 70.23 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | November Verizon | 24.16 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | November Verizon | 231.23 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-0201-513.41-06 | | November Verizon | 36.09 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2301-523.32-04 | | November Verizon | 122.43 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | November Verizon | 342.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | November Verizon | 1,032.83 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.44-01 | | November Verizon | 38.01 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | November Verizon | 112.96 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | November Verizon | 123.66 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | November Verizon | 31.71 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4401-533.41-06 | | November Verizon | 0.98 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | November Verizon | 76.06 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | November Verizon | 62.57 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | November Verizon | 26.44 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | November Verizon | 113.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.51-11 | | 11 iPads for Streets&San | 4,319.88 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | November Verizon | 543.73 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | November Verizon | 46.53 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | November Verizon | 52.33 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | November Verizon | 41.18 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | November Verizon | 117.05 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | November Verizon | 40.81 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7901-542.31-02 | H2001 | November Verizon | 140.51 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | November Verizon | 42.98 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-10 | | November Verizon | 758.19 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-0101-511.41-06 | | November Verizon | 170.74 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2401-524.41-06 | | November Verizon | 210.17 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | November Verizon | 38.22 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | November Verizon | 19.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.32-01 | | November Verizon | 19.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | November Verizon | 57.33 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | November Verizon | 38.22 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | November Verizon | 19.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | November Verizon | 86.49 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------|--------------------|--------|------------------|--------|------|
| 177408 | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | November Verizon | 85.37 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | November Verizon | 57.33 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | November Verizon | 651.13 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | November Verizon | 142.28 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | November Verizon | 19.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | November Verizon | 29.16 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | November Verizon | 133.65 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | November Verizon | 138.45 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | November Verizon | 19.10 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | November Verizon | 38.20 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | November Verizon | 38.21 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | November Verizon | 253.54 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | November Verizon | 122.43 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | November Verizon | 44.47 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | November Verizon | 462.03 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | November Verizon | 310.17 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | November Verizon | 45.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2004 | November Verizon | 88.86 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | November Verizon | 82.45 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | November Verizon | 88.86 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | November Verizon | 88.86 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | November Verizon | 45.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | November Verizon | 275.24 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 202-0801-521.64-05 | | November Verizon | 45.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 214-0801-521.64-05 | | November Verizon | 198.15 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.51-09 | | November Verizon | 19.01 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | November Verizon | 244.86 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | November Verizon | 45.10 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | November Verizon | 38.00 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | November Verizon | 45.10 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-0501-517.41-06 | | December Verizon | 59.18 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2402-524.41-06 | | December Verizon | 37.72 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2403-524.41-06 | | December Verizon | 0.30 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1502-514.41-06 | | December Verizon | 0.30 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 260-8201-517.41-06 | | December Verizon | 78.46 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 260-8202-517.41-06 | | December Verizon | 64.83 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | December Verizon | 41.29 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | December Verizon | 244.33 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|---------|------------|----------|--------|------------------|--------------------|--------|------------------|----------|------|
| 177408 | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | December Verizon | 404.99 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7901-542.31-02 | H2001 | December Verizon | 510.50 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | December Verizon | 270.39 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2104 | December Verizon | 81.10 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | December Verizon | 226.16 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2102 | December Verizon | 326.67 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | December Verizon | 143.58 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.70-05 | | iPad for Amy M. | 917.48 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | December Verizon | 28.34 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | December Verizon | 227.18 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-0201-513.41-06 | | December Verizon | 30.62 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2301-523.32-04 | | December Verizon | 123.87 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | December Verizon | 1,266.90 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.44-01 | | December Verizon | 38.01 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | December Verizon | 342.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | December Verizon | 171.08 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | December Verizon | 127.94 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | December Verizon | 31.72 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | December Verizon | -90.47 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4401-533.41-06 | | December Verizon | 0.98 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | December Verizon | 39.09 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | December Verizon | 76.04 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | December Verizon | 62.65 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | December Verizon | 863.81 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | December Verizon | 32.17 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | December Verizon | 119.96 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | December Verizon | 43.49 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-10 | | December Verizon | 758.19 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-0101-511.41-06 | | December Verizon | 155.28 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2401-524.41-06 | | December Verizon | 213.51 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 222-7601-563.41-06 | | December Verizon | 38.82 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | December Verizon | 19.41 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.32-01 | | December Verizon | 19.41 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | December Verizon | 58.23 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | December Verizon | 38.82 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | December Verizon | 19.41 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | December Verizon | 85.99 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | December Verizon | 661.53 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|-----------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|-------------|------|
| 177408 | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | December Verizon | 87.70 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | December Verizon | 58.23 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | December Verizon | 150.62 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | December Verizon | 19.40 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4501-533.41-06 | | December Verizon | 29.46 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4301-533.41-06 | | December Verizon | 107.42 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | December Verizon | 139.11 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 510-3801-536.41-06 | | December Verizon | 19.40 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4201-535.41-06 | | December Verizon | 38.81 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | December Verizon | 38.82 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | December Verizon | 257.27 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 994-9401-563.41-06 | | December Verizon | 44.52 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4601-533.41-06 | | December Verizon | 462.51 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2201-522.41-06 | | December Verizon | 309.64 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2000 | December Verizon | 45.15 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7904-542.31-02 | H2104 | December Verizon | 88.94 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 240-7913-542.31-02 | H2101 | December Verizon | 82.53 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1301-517.41-06 | | December Verizon | 88.92 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-1101-517.41-06 | | December Verizon | 88.93 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 255-8101-521.30-04 | I19549 | CELL SERVICE | 5,499.44 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.41-06 | | December Verizon | 275.46 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-2101-521.32-01 | | December Verizon | 45.15 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 202-0801-521.64-05 | | December Verizon | 45.15 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 214-0801-521.64-05 | | December Verizon | 198.34 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4101-533.41-06 | | December Verizon | 123.87 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.41-06 | | December Verizon | 247.74 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4118-531.51-09 | | December Verizon | 19.02 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 100-4001-533.41-06 | | December Verizon | 45.14 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 540-1801-538.41-06 | | December Verizon | 38.04 | 0 |
| | 1/21/2021 | | 4459 | VERIZON WIRELESS | 501-2901-537.41-06 | | December Verizon | 45.14 | 0 |
| Check # 177408 Amount | | | | | | | | \$33,937.21 | |
| 177409 | 1/21/2021 | | 10146 | MISC-CITATION REFUNDS | 100-0401-512.57-01 | | 2021 ASSOCIATION DUES FOF | 90.00 | 0 |
| Check # 177409 Amount | | | | | | | | \$90.00 | |
| 177410 | 1/21/2021 | | 6302 | WAUKESHA COUNTY SHERIFF'S DE | 100-0000-229.11-10 | | JONATHAN JACKSON 070/23/1 | 360.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|----------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177410 Amount | | | | | | | | \$360.00 | |
| 177411 | 1/21/2021 | | 30256 | WE ENERGIES | 314-6606-563.41-04 | T1402 | ELECTRIC-6749 W NATL-PERF | 19.97 | 0 |
| | 1/21/2021 | | 30256 | WE ENERGIES | 314-6606-563.41-04 | T1402 | ELEC/GAS-6751 W NATL-PERF | 55.29 | 0 |
| Check # 177411 Amount | | | | | | | | \$75.26 | |
| 177412 | 1/21/2021 | | 4278 | WEDA | 258-3102-565.57-01 | | WEDA MEMBERSHIP-P SCHLC | 600.00 | 0 |
| | 1/21/2021 | | 4278 | WEDA | 220-7521-563.57-01 | C2010 | WEDA ADDL MEMBER-S MUEL | 135.00 | 0 |
| Check # 177412 Amount | | | | | | | | \$735.00 | |
| 177413 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | WILSON, JAMES G | 369.05 | 0 |
| Check # 177413 Amount | | | | | | | | \$369.05 | |
| 177414 | 1/21/2021 | | 10258 | WINDSTREAM | 255-8101-521.30-04 | I19549 | ACCT. 7017304 | 2,533.08 | 0 |
| | 1/21/2021 | | 10258 | WINDSTREAM | 255-8101-521.30-04 | I19549 | ACCT. 204313431 | 7,168.71 | 0 |
| Check # 177414 Amount | | | | | | | | \$9,701.79 | |
| 177415 | 1/21/2021 | | 5881 | WIS DEPARTMENT OF ADMINISTRATION | 100-0000-445.01-00 | | 2020 FPO'S | 20,690.00 | 0 |
| Check # 177415 Amount | | | | | | | | \$20,690.00 | |
| 177416 | 1/21/2021 | | 6789 | WISCOMM LLC | 100-2101-521.44-04 | | RADIO COMMUNICATION, TEL | 129.38 | 0 |
| Check # 177416 Amount | | | | | | | | \$129.38 | |
| 177417 | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | | Zoo IC Greenfield Ave | 9.53 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | | Zoo IC Greenfield Ave | -0.68 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | P1530 | PO# 135841 | 0.36 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | P1735 | CONSTRUCTION SERV, HEAVY | 15.09 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | P1829 | CONSTRUCTION SERV, HEAVY | -29.75 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 501-2901-537.31-01 | P1829 | CONSTRUCTION SERV, HEAVY | -17.91 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 510-3803-536.31-01 | P1829 | CONSTRUCTION SERV, HEAVY | -8.45 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | P1937 | CONSTRUCTION SERV, HEAVY | 4,068.05 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 501-2901-537.31-01 | P1937 | CONSTRUCTION SERV, HEAVY | 57.09 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 510-3803-536.31-01 | P1937 | CONSTRUCTION SERV, HEAVY | 59.56 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | P1946 | CONSTRUCTION SERV, HEAVY | 6,982.24 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTATION | 350-6008-531.31-01 | P1927 | CONSTRUCTION SERV, HEAVY | 3,842.66 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------------------|--------------------|--------|--------------------------|--------------------|------|
| 177417 | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 350-6008-531.31-01 | P2030 | CONSTRUCTION SERV, HEAV | 3,668.19 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 350-6008-531.31-01 | P2032 | CONSTRUCTION SERV, HEAV | 1,136.21 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 350-6008-531.31-01 | P2031 | CONSTRUCTION SERV, HEAV | 645.61 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 350-6008-531.31-01 | P2033 | CONSTRUCTION SERV, HEAV | 1,207.22 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 350-6008-531.31-01 | P2035 | CONSTRUCTION SERV, HEAV | 7,647.93 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 501-2901-537.31-01 | P2035 | CONSTRUCTION SERV, HEAV | 3,645.12 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 510-3803-536.31-01 | P2035 | CONSTRUCTION SERV, HEAV | 3,084.03 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 540-1807-538.31-01 | P2035 | CONSTRUCTION SERV, HEAV | 779.10 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 350-6008-531.31-01 | P2040 | CONSTRUCTION SERV, HEAV | 198.45 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 501-2901-537.31-01 | P2040 | CONSTRUCTION SERV, HEAV | 381.66 | 0 |
| | 1/21/2021 | | 4426 | WISCONSIN DEPT OF TRANSPORTA | 510-3803-536.31-01 | P2040 | CONSTRUCTION SERV, HEAV | 826.10 | 0 |
| Check # 177417 Amount | | | | | | | | \$38,197.41 | |
| 177418 | 1/21/2021 | | 11050 | WISCONSIN REGIONAL TRAINING | 220-7522-563.31-02 | C2021 | Reimb WRTP 1/20-6/20 Exp | 7,813.44 | 0 |
| | 1/21/2021 | | 11050 | WISCONSIN REGIONAL TRAINING | 220-7522-563.31-02 | C2021 | Reimb WRTP 7/20-9/20 Exp | 6,673.50 | 0 |
| Check # 177418 Amount | | | | | | | | \$14,486.94 | |
| 177419 | 1/21/2021 | | 31036 | WORLD BOOK INC | 100-3502-555.52-36 | | VALID UNTIL 1/26/21 | 1,883.70 | 0 |
| Check # 177419 Amount | | | | | | | | \$1,883.70 | |
| 177420 | 1/21/2021 | | 11574 | WORLDWIDE INTERPRETERS, INC. | 222-7601-563.52-03 | | December | 6.72 | 0 |
| | 1/21/2021 | | 11574 | WORLDWIDE INTERPRETERS, INC. | 100-2101-521.30-04 | | December | 14.00 | 0 |
| | 1/21/2021 | | 11574 | WORLDWIDE INTERPRETERS, INC. | 100-3001-541.30-02 | | December | 2.24 | 0 |
| | 1/21/2021 | | 11574 | WORLDWIDE INTERPRETERS, INC. | 100-3003-541.30-02 | | December | 34.72 | 0 |
| | 1/21/2021 | | 11574 | WORLDWIDE INTERPRETERS, INC. | 240-7935-542.30-04 | EF201 | December | 165.20 | 0 |
| Check # 177420 Amount | | | | | | | | \$222.88 | |
| 177421 | 1/21/2021 | | 7269 | YES EQUIPMENT & SERVICES INC | 100-4301-533.44-08 | | AUTO BODIES PARTS | 56.76 | 0 |
| Check # 177421 Amount | | | | | | | | \$56.76 | |
| 177422 | 1/21/2021 | | 5971 | MISC-REFUND | 602-0000-229.04-00 | | MCLEAN, GEORGE E | 247.56 | 0 |
| Check # 177422 Amount | | | | | | | | \$247.56 | |
| 177423 | 1/21/2021 | | 9705 | ZOHO CORPORATION | 100-1101-517.32-01 | | DATA PROC:COMPUTER&SOF | 2,740.00 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------------------|--------------------|--------|---------------------------|-------------------|------|
| Check # 177423 Amount | | | | | | | | \$2,740.00 | |
| 177424 | 1/21/2021 | | 33080 | ZOLL MEDICAL CORPORATION | 100-2201-522.53-41 | | INV #3194238 | 216.00 | 0 |
| | 1/21/2021 | | 33080 | ZOLL MEDICAL CORPORATION | 100-2201-522.53-41 | | INV #3192792 | 288.00 | 0 |
| | 1/21/2021 | | 33080 | ZOLL MEDICAL CORPORATION | 100-2201-522.53-41 | | INV #3195156 | 594.00 | 0 |
| | 1/21/2021 | | 33080 | ZOLL MEDICAL CORPORATION | 100-2201-522.53-41 | | INV #3197319 | 554.90 | 0 |
| | 1/21/2021 | | 33080 | ZOLL MEDICAL CORPORATION | 100-2201-522.53-41 | | INV #3198377 | 990.00 | 0 |
| | 1/21/2021 | | 33080 | ZOLL MEDICAL CORPORATION | 100-2201-522.53-41 | | INV #3199901 | 487.45 | 0 |
| Check # 177424 Amount | | | | | | | | \$3,130.35 | |
| 177425 | 1/22/2021 | | 5973 | MISC-AMBULANCE BILLING | 100-0000-442.03-07 | | Kilbride, Daniel L | 931.00 | 0 |
| Check # 177425 Amount | | | | | | | | \$931.00 | |
| 177426 | 1/22/2021 | | 34885 | ACCOUNTEMPS | 100-1401-515.30-02 | | Janecky Wk end 12/11 | 2,284.16 | 0 |
| | 1/22/2021 | | 34885 | ACCOUNTEMPS | 100-1401-515.30-02 | | Janecky-Wk End 12/18 | 571.04 | 0 |
| Check # 177426 Amount | | | | | | | | \$2,855.20 | |
| 177427 | 1/22/2021 | | 11625 | ALL CITY MANAGEMENT SERVICES | 100-2111-521.30-04 | | 12/6-12/19/20 cross guard | 429.20 | 0 |
| Check # 177427 Amount | | | | | | | | \$429.20 | |
| 177428 | 1/22/2021 | | 5264 | AT&T | 255-8101-521.30-04 | 119549 | SERVICE | 8,171.79 | 0 |
| | 1/22/2021 | | 5264 | AT&T | 255-8101-521.30-04 | 119549 | SERVICE | 1,205.97 | 0 |
| | 1/22/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | 70.56 | 0 |
| | 1/22/2021 | | 5264 | AT&T | 100-1101-517.41-06 | | January Service | 290.38 | 0 |
| Check # 177428 Amount | | | | | | | | \$9,738.70 | |
| 177429 | 1/22/2021 | | 2010 | AT&T BUSINESS SERVICE | 100-1101-517.41-06 | | January Service | 43.12 | 0 |
| Check # 177429 Amount | | | | | | | | \$43.12 | |
| 177430 | 1/22/2021 | | 3424 | AURORA HEALTH CARE | 100-2001-523.59-01 | | med evals new hires | 1,254.00 | 0 |
| Check # 177430 Amount | | | | | | | | \$1,254.00 | |
| 177431 | 1/22/2021 | | 5973 | MISC-AMBULANCE BILLING | 100-0000-442.03-07 | | Olson, Karen J | 75.15 | 0 |
| Check # 177431 Amount | | | | | | | | \$75.15 | |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-----------------------------|--------------------|--------|---------------------------|--------------------|------|
| 177432 | 1/22/2021 | | 11151 | CINTAS CORPORATION NO. 2 | 100-2101-521.51-07 | | 1/5 mats/uniforms | 54.64 | 0 |
| Check # 177432 Amount | | | | | | | | \$54.64 | |
| 177433 | 1/22/2021 | | 2637 | DON'S AUTO BODY | 100-2110-521.44-03 | | repair squad | 275.00 | 0 |
| | 1/22/2021 | | 2637 | DON'S AUTO BODY | 100-2110-521.44-03 | | squad repairs | 350.00 | 0 |
| Check # 177433 Amount | | | | | | | | \$625.00 | |
| 177434 | 1/22/2021 | | 8300 | EHLERS | 315-6606-563.30-02 | T1501 | Financial ConsultingTID15 | 6,300.00 | 0 |
| | 1/22/2021 | | 8300 | EHLERS | 316-6606-563.30-02 | T1601 | Financial ConsultingTID16 | 4,500.00 | 0 |
| | 1/22/2021 | | 8300 | EHLERS | 317-6606-563.30-02 | T1701 | Financial ConsultingTID17 | 2,700.00 | 0 |
| Check # 177434 Amount | | | | | | | | \$13,500.00 | |
| 177435 | 1/22/2021 | | 11315 | HILLER FORD INC | 100-2110-521.44-03 | | sqd 29 repairs | 51.04 | 0 |
| | 1/22/2021 | | 11315 | HILLER FORD INC | 100-2110-521.44-03 | | fleet repair | 20.87 | 0 |
| | 1/22/2021 | | 11315 | HILLER FORD INC | 100-2110-521.44-03 | | credit for fleet part | -66.18 | 0 |
| Check # 177435 Amount | | | | | | | | \$5.73 | |
| 177436 | 1/22/2021 | | 14715 | LEXISNEXIS RISK SOLUTIONS | 100-2101-521.30-04 | | December record checks | 691.90 | 0 |
| Check # 177436 Amount | | | | | | | | \$691.90 | |
| 177437 | 1/22/2021 | | 10126 | LIFELINE SYSTEMS | 100-0000-442.03-07 | | December 2020 Lifequest | 25,435.09 | 0 |
| | 1/22/2021 | | 10126 | LIFELINE SYSTEMS | 100-0000-442.03-11 | | December 2020 MVA | 876.87 | 0 |
| Check # 177437 Amount | | | | | | | | \$26,311.96 | |
| 177438 | 1/22/2021 | | 11706 | MCDONALD'S | 100-2101-521.51-04 | | DEC PRISONER MEALS | 133.15 | 0 |
| Check # 177438 Amount | | | | | | | | \$133.15 | |
| 177439 | 1/22/2021 | | 18161 | MILWAUKEE COUNTY LAW ENFOCE | 100-2101-521.57-01 | | 2021 MCLEEA membership | 135.00 | 0 |
| Check # 177439 Amount | | | | | | | | \$135.00 | |
| 177440 | 1/22/2021 | | 4487 | PROPHOENIX CORP | 100-2101-521.32-01 | | 2021 renewal mtc/support | 69,950.87 | 0 |
| Check # 177440 Amount | | | | | | | | \$69,950.87 | |
| 177441 | 1/22/2021 | | 32432 | RITTER TECHNOLOGY LLC | 100-2110-521.44-03 | | fleet parts | 69.32 | 0 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|---------------------------|-------------|------|
| Check # 177441 Amount | | | | | | | | \$69.32 | |
| 177442 | 1/22/2021 | | 7753 | TITAN PUBLIC SAFETY SOLUTIONS | 100-2101-521.32-01 | | Tipps park system mtce | 12,007.00 | 0 |
| Check # 177442 Amount | | | | | | | | \$12,007.00 | |
| 177443 | 1/22/2021 | | 5934 | TRANS UNION LLC | 100-2101-521.30-04 | | December record checks | 215.93 | 0 |
| Check # 177443 Amount | | | | | | | | \$215.93 | |
| 177444 | 1/22/2021 | | 5973 | MISC-AMBULANCE BILLING | 100-0000-442.03-07 | | Kinsley, Rebecca M | 206.16 | 0 |
| Check # 177444 Amount | | | | | | | | \$206.16 | |
| 177445 | 1/22/2021 | | 8891 | UTILITY | 100-2101-521.32-01 | | 2021 mtc software renewal | 21,150.00 | 0 |
| Check # 177445 Amount | | | | | | | | \$21,150.00 | |
| 177446 | 1/22/2021 | | 5973 | MISC-AMBULANCE BILLING | 100-0000-442.03-07 | | Hervey, Shirron M | 1,184.94 | 0 |
| Check # 177446 Amount | | | | | | | | \$1,184.94 | |
| 177447 | 1/22/2021 | | 5973 | MISC-AMBULANCE BILLING | 100-0000-442.03-07 | | Balancing, 7 | 113.06 | 0 |
| Check # 177447 Amount | | | | | | | | \$113.06 | |
| 177448 | 1/22/2021 | | 10103 | WAUWATOSA POLICE DEPARTMEN | 100-2101-521.57-01 | | 2021 renewal ALPR | 200.00 | 0 |
| Check # 177448 Amount | | | | | | | | \$200.00 | |
| 177449 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 442-0546-000 | 93.69 | 7 |
| Check # 177449 Amount | | | | | | | | \$93.69 | |
| 177450 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4531039000 | 161.07 | 7 |
| Check # 177450 Amount | | | | | | | | \$161.07 | |
| 177451 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 479-0649-001 | 1,534.49 | 7 |
| Check # 177451 Amount | | | | | | | | \$1,534.49 | |
| 177452 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 519-0273-000 | 5,930.35 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177452 Amount | | | | | | | | \$5,930.35 | |
| 177453 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 477-0157-000 | 1,064.86 | 7 |
| Check # 177453 Amount | | | | | | | | \$1,064.86 | |
| 177454 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 489-0249-000 | 1,263.14 | 7 |
| Check # 177454 Amount | | | | | | | | \$1,263.14 | |
| 177455 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 487-0155-000 | 241.84 | 7 |
| Check # 177455 Amount | | | | | | | | \$241.84 | |
| 177456 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 477-0104-000 | 7.13 | 7 |
| Check # 177456 Amount | | | | | | | | \$7.13 | |
| 177457 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4780045000 | 6,986.22 | 7 |
| Check # 177457 Amount | | | | | | | | \$6,986.22 | |
| 177458 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5160288000 | 4.00 | 7 |
| Check # 177458 Amount | | | | | | | | \$4.00 | |
| 177459 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayments | 3.60 | 7 |
| Check # 177459 Amount | | | | | | | | \$3.60 | |
| 177460 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4760554000 | 3,498.04 | 7 |
| Check # 177460 Amount | | | | | | | | \$3,498.04 | |
| 177461 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4740331002 | 2,409.63 | 7 |
| Check # 177461 Amount | | | | | | | | \$2,409.63 | |
| 177462 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4520084000 | 341.09 | 7 |
| Check # 177462 Amount | | | | | | | | \$341.09 | |
| 177463 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5220512000 | 917.27 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177463 Amount | | | | | | | | \$917.27 | |
| 177464 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4380723000 | 1,179.07 | 7 |
| Check # 177464 Amount | | | | | | | | \$1,179.07 | |
| 177465 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4400119000 | 40.45 | 7 |
| Check # 177465 Amount | | | | | | | | \$40.45 | |
| 177466 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5180269000 | 52.19 | 7 |
| Check # 177466 Amount | | | | | | | | \$52.19 | |
| 177467 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4800058000 | 152.17 | 7 |
| Check # 177467 Amount | | | | | | | | \$152.17 | |
| 177468 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4400582000 | 393.22 | 7 |
| Check # 177468 Amount | | | | | | | | \$393.22 | |
| 177469 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4400584000 | 534.34 | 7 |
| Check # 177469 Amount | | | | | | | | \$534.34 | |
| 177470 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4740245000 | 152.17 | 7 |
| Check # 177470 Amount | | | | | | | | \$152.17 | |
| 177471 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4540081000 | 75.49 | 7 |
| Check # 177471 Amount | | | | | | | | \$75.49 | |
| 177472 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 522-0218-000 | 6,131.27 | 7 |
| Check # 177472 Amount | | | | | | | | \$6,131.27 | |
| 177473 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5200072000 | 152.17 | 7 |
| Check # 177473 Amount | | | | | | | | \$152.17 | |
| 177474 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4900050000 | 96.99 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|------------|------|
| Check # 177474 Amount | | | | | | | | \$96.99 | |
| 177475 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 477-0497-000 | 587.56 | 7 |
| Check # 177475 Amount | | | | | | | | \$587.56 | |
| 177476 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4510335000 | 814.92 | 7 |
| Check # 177476 Amount | | | | | | | | \$814.92 | |
| 177477 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770016000 | 152.17 | 7 |
| Check # 177477 Amount | | | | | | | | \$152.17 | |
| 177478 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 486-0142-000 | 152.17 | 7 |
| Check # 177478 Amount | | | | | | | | \$152.17 | |
| 177479 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 476-0407-000 | 3,672.88 | 7 |
| Check # 177479 Amount | | | | | | | | \$3,672.88 | |
| 177480 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 26149 | 1,218.51 | 7 |
| Check # 177480 Amount | | | | | | | | \$1,218.51 | |
| 177481 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 452-0409-000 | 3,386.92 | 7 |
| Check # 177481 Amount | | | | | | | | \$3,386.92 | |
| 177482 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4440330000 | 138.33 | 7 |
| Check # 177482 Amount | | | | | | | | \$138.33 | |
| 177483 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4750515000 | 3.00 | 7 |
| Check # 177483 Amount | | | | | | | | \$3.00 | |
| 177484 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4910256000 | 304.17 | 7 |
| Check # 177484 Amount | | | | | | | | \$304.17 | |
| 177485 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 481-9994-003 | 12,792.95 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|------------------|--------------------|--------|--------------------------|-------------|------|
| Check # 177485 Amount | | | | | | | | \$12,792.95 | |
| 177486 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 451-0144-001 | 2.00 | 7 |
| Check # 177486 Amount | | | | | | | | \$2.00 | |
| 177487 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5160317000 | 152.17 | 7 |
| Check # 177487 Amount | | | | | | | | \$152.17 | |
| 177488 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 521-0004-000 | 6,968.41 | 7 |
| Check # 177488 Amount | | | | | | | | \$6,968.41 | |
| 177489 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 442-0328-004 | 3,423.19 | 7 |
| Check # 177489 Amount | | | | | | | | \$3,423.19 | |
| 177490 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4790586000 | 700.00 | 7 |
| Check # 177490 Amount | | | | | | | | \$700.00 | |
| 177491 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5189974000 | 282.35 | 7 |
| Check # 177491 Amount | | | | | | | | \$282.35 | |
| 177492 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4770483000 | 152.17 | 7 |
| Check # 177492 Amount | | | | | | | | \$152.17 | |
| 177493 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 488-0442-000 | 26.75 | 7 |
| Check # 177493 Amount | | | | | | | | \$26.75 | |
| 177494 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 489-0462-000 | 411.40 | 7 |
| Check # 177494 Amount | | | | | | | | \$411.40 | |
| 177495 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 488-0039-000 | 352.09 | 7 |
| Check # 177495 Amount | | | | | | | | \$352.09 | |
| 177496 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 5190202000 | 1,953.52 | 7 |

MONTHLY LISTING OF CLAIMS PAID

| Check # | Check Date | P.O. No. | Vend # | Vendor Name | Account Number | Proj.# | Description | Amount | Bank |
|------------------------------|------------|----------|--------|-------------------------------|--------------------|--------|------------------------|----------------|------|
| Check # 177496 Amount | | | | | | | | \$1,953.52 | |
| 177497 | 1/29/2021 | | 8013 | MISC-TAX REFUNDS | 100-0000-229.01-00 | | Overpayment 4420652000 | 523.59 | 7 |
| Check # 177497 Amount | | | | | | | | \$523.59 | |
| 177498 | 1/29/2021 | | 1361 | AFLAC | 100-0000-202.14-01 | | PAYROLL SUMMARY | 54.77 | 11 |
| Check # 177498 Amount | | | | | | | | \$54.77 | |
| 177499 | 1/29/2021 | | 407 | CITY OF WEST ALLIS | 100-0000-202.07-00 | | PAYROLL SUMMARY | 48.00 | 11 |
| Check # 177499 Amount | | | | | | | | \$48.00 | |
| 177500 | 1/29/2021 | | 15618 | UNITED WAY - MILWAUKEE | 100-0000-202.09-00 | | PAYROLL SUMMARY | 561.67 | 11 |
| Check # 177500 Amount | | | | | | | | \$561.67 | |
| 177501 | 1/29/2021 | | 32049 | WAPPA-PAC | 100-0000-202.15-00 | | PAYROLL SUMMARY | 46.00 | 11 |
| Check # 177501 Amount | | | | | | | | \$46.00 | |
| 177502 | 1/29/2021 | | 15617 | WEST ALLIS PROFESSIONAL POLIC | 100-0000-202.08-00 | | PAYROLL SUMMARY | 2,769.16 | 11 |
| Check # 177502 Amount | | | | | | | | \$2,769.16 | |
| TOTAL OF ALL CHECKS | | | | | | | | \$2,609,157.88 | |

City Attorney recommends approval of the following licenses/permits

2020-2021 Adult-Oriented Establishment Operator Permit:

- Devin Choinski

2020-2021 Amusement Distributor License application:

- Ken Mitsche, Kennys Amusements, 6230 S. Pennsylvania Ave., Cudahy

2020-2022 Operator's License Applications:

- DeFoe, Amanda S.
- Gehl, Crystal A.
- Hagen, Jennifer M.
- Howard, Kristine A.
- Jansen, Douglas P.
- Lohmann, Melissa L.
- Macisak, Jennifer A.
- Propstein, Kathryn E.
- Rummery, Andrea
- Sackmaster, William
- Schwulst, Anaka C.
- Stubenrauch, Kyle E.
- Torres, Tara
- Yakel, Amy M.
- Zavadil, Thomas

2020-2021 Secondhand Article Dealer License application:

- Benjamin D. Frinzi, Agent, d/b/a ReNew Sporting Goods, 1704 S. 108 St.

**WEST ALLIS COMMON COUNCIL
LICENSE AND HEALTH COMMITTEE
CITY OF WEST ALLIS**

**In the Matter of the
Complaint Against**

SUMMONS

**MintoT LLC
d/b/a TnT Sportz Bar
Tina Minto, licensing agent.**

**STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)**

THE WEST ALLIS COMMON COUNCIL TO MINTOT LLC by licensing agent Tina Minto:

You are hereby notified that a sworn complaint, a copy of which is attached, has been duly made and filed, requesting a hearing on suspension or revocation of the 2020-2021 Combination Class B intoxicating liquor and fermented malt beverage license, under license number 20-2478, for the premises located at 5906 W. Burnham in the City of West Allis, State of Wisconsin, for the license period running July 1, 2020, and expiring on June 30, 2021, pursuant to the provisions of Wis. Stat. § 125.12 and West Allis Code § 9.02(20) for violations of Wis. Stat. §§ 125.04(5)(b), 125.12(2)(ag)1, 2, and 4, in addition to West Allis Municipal Code §§ 9.02(20)a.vi., 9.02(20)a.ix, and 9.02(20)a.x.

NOW THEREFORE, you, MintoT LLC by licensing agent Tina Minto, are hereby summoned to appear before the License and Health Committee of the West Allis Common Council on January 26, 2021 at 6:00 p.m., or as soon thereafter as this matter can be heard, to admit or deny the allegations in the complaint. You may be represented by counsel on this date.

Please note, this meeting and appearance will be held via ZOOM and will be a remote or virtual appearance only. You should access this ZOOM Meeting via the following information:

Website Access: <https://zoom.us/j/91063250839>

Meeting ID: 910 6325 0839

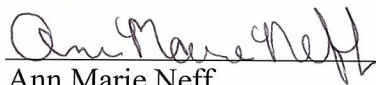
- Please note if you need any assistance connecting to this meeting, you may contact the West Allis City Clerk's Office at 414 302 8220 or the West Allis City Attorney's Office at 414 302 8450.

In the case of your failure to appear as required by this summons, the allegations in the complaint against you shall be taken as true and, if the License and Health Committee of the West Allis Common Council finds the allegations sufficient, a recommendation that your license(s) be suspended or revoked will be made to the full Common Council. The Common Council may then vote to suspend or revoke your license(s).

You are further notified that if you appear as required by this summons and contest the allegations in the complaint, a hearing will be scheduled at a later date before the License and Health Committee, at which time you may be represented by counsel, cross examine the witnesses who testify adversely against you, and present witnesses in your own behalf. A written transcript of said hearing shall be made and you may obtain a copy of the transcript of this proceeding at your expense.

Dated at West Allis, Wisconsin, this 21 day of January, 2021.

WEST ALLIS COMMON COUNCIL

By: 
Ann Marie Neff
Deputy City Clerk

**WEST ALLIS COMMON COUNCIL
LICENSE AND HEALTH COMMITTEE
CITY OF WEST ALLIS**

**In the Matter of the
Complaint Against**

COMPLAINT

**MintoT LLC
d/b/a TnT Sportz Bar
Tina Minto, licensing agent.**

**STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)**

Vince Vitale, Alderperson for the First District of West Allis and Chair of the West Allis License and Health Committee, being duly sworn, on oath deposes and states as a complaint against MintoT LLC, as follows:

1. That the complainant is a resident of the City of West Allis.
2. That this complaint is based upon information contained within official records maintained by the City of West Allis and the City of West Allis Police Department, (hereafter "WAPD").
3. That MintoT LLC is the current holder of a 2020-2021 Combination Class B intoxicating liquor and fermented malt beverage license, under license number 20-2478, for the premises located at 5906 W. Burnham in the City of West Allis, State of Wisconsin, for the license period running July 1, 2020, and expiring on June 30, 2021.
4. That according to the application that was submitted by MintoT LLC and approved for the 2020-2021 Combination Class B intoxicating liquor and fermented malt beverage

license, the sole individual listed on the application is Tina Minto as the licensing agent and owner for MintoT LLC.

5. That prior to this complaint, a summons and complaint was issued against MintoT LLC on or about October 1, 2020, for violations during the 2020-2021 license period related to license number 20-2478 for the premises located at 5906 W. Burnham in the City of West Allis, doing business under the trade name TnT Sportz Bar. That on or about October 26, 2020, the West Allis License and Health Committee made the findings that TnT Sportz Bar was being operated in a manner that was disorderly, riotous, indecent, or improper such that it constituted a private or public nuisance and that the establishment had violated State and Local indoor smoking bans on three occasions.
6. That the incidents alleged in this complaint were not alleged, considered by, or known to the Committee during that prior summons and complaint hearing process.
7. That on October or about October 17, 2020, at approximately 2:30 in the morning, West Allis Police Officers investigated an incident where a patron was “pepper sprayed” or “OC Sprayed” at TnT Sportz Bar located at 5906 W. Burnham Street. Officer Santa Cruz Medina went to the bar location and found the door to be locked to the front entrance. Eventually a subject by the name of Terrell Taylor came to the door to speak with officers. Officer Santa Cruz Medina noted that he smelled an odor of burnt marijuana emanating from the interior of the bar.
8. That Officer Santa Cruz Medina spoke with Terrell Taylor who was identified as one of the security guards for the establishment that evening/morning. Officer Santa Cruz Medina continued to smell the odor of marijuana emanating from Mr. Taylor. Mr.

Taylor admitted that he had a firearm on his person and started to become evasive during his interactions with the officer. Based upon the interactions, officers detained Mr. Taylor and recovered a firearm that was concealed under his shirt on his right hip. The firearm was loaded and had a 9mm round in the chamber. Officer Santa Cruz Medina determined that Mr. Taylor did not have a permit to carry a concealed weapon.

9. Mr. Taylor admitted that he was the security guard involved in removing a patron. There is conflicting information in the report regarding the reason the patron was removed. Mr. Taylor stated that once outside of the bar, the patron continued to act aggressively to him so he used his OC spray. Mr. Taylor stated he did not call police regarding this incident.
10. Officer Santa Cruz Medina also noted that he recovered a small quantity of marijuana from Mr. Taylor's sweatshirt middle pocket. This substance tested positive for tetrahydrocannabinols (the active ingredient in marijuana) using the Duquenois- Levine Test and weighed 1.319 grams.
11. Officer Bret Vanden Boogard further reported that upon police investigation of the bar, there were approximately 12-15 persons within the bar after bar-close. Givionte Mull stated that he was the bar manager that evening and the persons within the bar were all employees. Officers did not observe beverages or hookahs on the bar top. Mr. Mull reported that Mr. Taylor was hired by the bar to be an armed security guard. Mr. Mull stated that he believed Mr. Taylor had a permit to carry a concealed weapon since he was hired to be an armed security guard. There were cameras within the bar but no cameras outside of the bar that would have captured the incident.

12. That on November 19, 2020, the West Allis Police Department was called regarding damage to a fence recently constructed by the owner of 5910 W. Burnham Street, the neighbor of TnT Sportz Bar. Officer Paul Hartmann reported that he was able to view surveillance video of the incident and was able to view what he believed to be three male subjects wearing hoods and masks kick down a section of the fence. Officer Hartmann concluded that it appears that these subjects were in some way associated with TnT Sportz Bar because they knocked down one segment of the fence specifically and pushed the dumpster that had been utilized TnT Sportz Bar through the area where the fence once stood.
13. Said fence was recently constructed on November 8, 2020, and created a situation where the dumpster was trapped in the back of the premises for TnT Sportz Bar and could no longer be utilized by the bar. The report indicates that the owner of the property where TnT Sportz Bar is located intended to have his own survey done and would remove the fence if it was on his property.
14. That on or about November 21, 2020, since the dumpster had been removed from the fenced exterior of TnT Sportz Bar, it had been housed on a public sidewalk for a period of time causing a health hazard and an obstruction of the public sidewalk. According to Tim Last, Sanitation and Street Superintendent, the dumpster remained in use and on the public sidewalk for several days until at least November 24, 2020.
15. That garbage removal from TnT Sportz Bar continued to be an issue and on or about January 18, 2021, garbage was being stacked out front of the building on Burnham Street and abutting adjacent property owner's property. Per Mike Weisnicht,

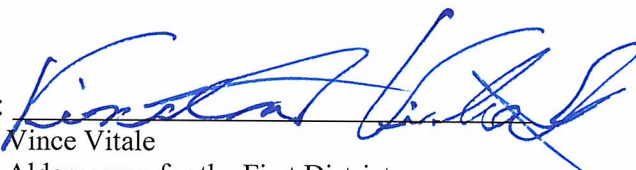
Neighborhood Services Inspector for the City of West Allis, a citation was issued to the property owner.

16. That based on the incidents detailed above MintoT LLC, by agent Tina Minto, has violated Wis. Stat. §§ 125.12(2)(ag)2 and West Allis Code § 9.02(20)a.vi. for keeping a premises that is disorderly, riotous, indecent, or improper and that is operated in a manner which constitutes a public or private nuisance.
17. Further, the establishment has violated Wis. Stat. § 125.04(5)(b) and is a habitual law offender based on the previous violations in addition to the newly alleged damage to property, marijuana, disorderly conduct, and weapons offenses and is subject to suspension or revocation pursuant to Wis. Stat. § 125.12(2)(ag)1 and West Allis Code § 9.02(20)a.x.
18. That the preceding violations are grounds for revocation or suspension of the Combination Class B intoxicating liquor and fermented malt beverage license that has been issued to MintoT LLC by agent Tina Minto for the premises located at 5906 W. Burnham in the City of West Allis, State of Wisconsin, under license number 20-2478 pursuant to Wis. Stat. §§ 125.04(5)(b), 125.12(2)(ag)1, 2, and 4, in addition to West Allis Municipal Code §§ 9.02(20)a.vi., 9.02(20)a.ix, and 9.02(20)a.x..

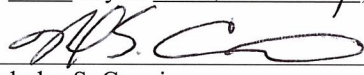
WHEREFORE, Alderperson Vince Vitale requests MintoT LLC by licensing agent Tina Minto be summoned to appear before the License and Health Committee of the West Allis Common Council to answer this complaint and, if the material allegations of the complaint are denied, that a hearing be held to determine whether the license issued to MintoT LLC should be revoked or suspended.

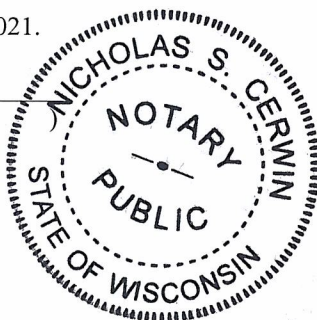
[Signature page to follow]

Dated this 21 day of May, 2021.

By: 
Vince Vitale
Alderman for the First District
License and Health Committee Chair
City of West Allis

Subscribed and sworn to before me
this 21 day of January, 2021.


(Nicholas S. Cerwin
Notary Public, State of Wisconsin
My Commission expires: Permanent



Affidavit of Process Server

Court/Appeal Date: 01/26/21
City of West AllisCase Number _____
Minto LLC dba TnT Sports Bar

vs

I the undersigned am an adult resident of the state and not a party to the action. I hereby swear that on January 22 2021 at 10:15 p.m.
I duly served/or attempted to serve, (see nonservice section)NAME Minto LLC dba TnT Sports Bar

| | | | | | |
|-------------------------------------|---------------------|--------------------------|------------|--------------------------|-----------------------|
| <input checked="" type="checkbox"/> | DEFENDANT | <input type="checkbox"/> | PETITIONER | <input type="checkbox"/> | OTHER ATTEMPTED DATES |
| <input type="checkbox"/> | GARNISHEE DEFENDANT | <input type="checkbox"/> | RESPONDENT | | |
| <input type="checkbox"/> | PLAINTIFF | <input type="checkbox"/> | WITNESS | | |

By serving Giovanni Mull Person in Charge at _____
Home _____ Title/Relationship _____ Wisconsin
Business 5906 W. Burnham St. City of West Allis Wisconsin

Manner of Service:

- ☐ Personal Service
☒ Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.
☐ After diligent search and inquiry, having made _____ attempts by leaving true & correct copies of the above documents with a competent occupant of the residence over the age of 14, and informed that person of the contents thereof. (See other Attempt Dates)
☐ Posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)
☐ Copies of the documents were mailed by prepaid, first class mail on: _____ DATE _____ FROM _____

Nonservice: after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

- | | | |
|--|--|--|
| <input type="checkbox"/> Unknown at address | <input type="checkbox"/> Moved no forwarding | <input type="checkbox"/> Refuses to cooperate in acceptance |
| <input type="checkbox"/> Address does not exist | <input type="checkbox"/> Evading | <input type="checkbox"/> Service cancelled by litigant |
| <input type="checkbox"/> Not home three attempts | <input type="checkbox"/> Unable to serve in a timely fashion | <input type="checkbox"/> Search was conducted, whereabouts unknown |

Type of Documents:

- | | |
|--|---|
| <input checked="" type="checkbox"/> SUMMONS AND COMPLAINT | <input type="checkbox"/> ORDER TO SHOW CAUSE & AFFIDAVIT |
| <input type="checkbox"/> AUTHENTICATED SUMMONS & COMPLAINT | <input type="checkbox"/> BLANK FINANCIAL DISCLOSURE STATEMENT |
| <input type="checkbox"/> COVER LETTER | <input type="checkbox"/> ADMINISTRATIVE DISMISSAL DATE |
| <input type="checkbox"/> NOTICE OF MOTION & MOTION/AFFIDAVIT | <input type="checkbox"/> SUMMONS AND PETITION |
| <input type="checkbox"/> ELECTRONIC FILING NOTICE | <input type="checkbox"/> CONFIDENTIAL PETITION ADDENDUM |
| | <input type="checkbox"/> SUBPOENA/SUBPOENA DUCES TECUM |

At the time of service, I did place upon it the date, time, and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS 2 NUMBER OF ADDRESSES ATTEMPTED (if more than one) _____

SERVICE FEE \$ 40.00 WITNESS FEE \$ _____

FILING FEE \$ _____ SEARCH FEE \$ _____

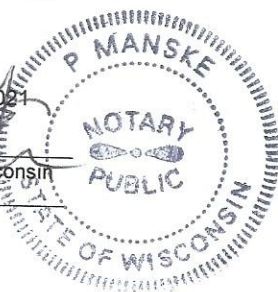
TOTAL FEE \$ 40.00 MILEAGE \$ _____

Server's Name Carlton W. Manske
(Print)

Server's Signature Carlton Manske

Subscribed and sworn to before me
This 23 day of January, 2021

Notary Public Waukesha Co., State of Wisconsin
My Commission expires 01/27/2022



**WEST ALLIS COMMON COUNCIL
LICENSE AND HEALTH COMMITTEE
CITY OF WEST ALLIS**

**In the Matter of the
Complaint Against**

AMENDED COMPLAINT

**MintoT LLC
d/b/a TnT Sportz Bar
Tina Minto, licensing agent.**

**STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)**

Vince Vitale, Alderperson for the First District of West Allis and Chair of the West Allis License and Health Committee, being duly sworn, on oath deposes and states as a complaint against MintoT LLC, as follows:

1. That the complainant is a resident of the City of West Allis.
2. That this complaint is based upon information contained within official records maintained by the City of West Allis and the City of West Allis Police Department, (hereafter "WAPD").
3. That MintoT LLC is the current holder of a 2020-2021 Combination Class B intoxicating liquor and fermented malt beverage license, under license number 20-2478, for the premises located at 5906 W. Burnham in the City of West Allis, State of Wisconsin, for the license period running July 1, 2020, and expiring on June 30, 2021.
4. That according to the application that was submitted by MintoT LLC and approved for the 2020-2021 Combination Class B intoxicating liquor and fermented malt beverage

license, the sole individual listed on the application is Tina Minto as the licensing agent and owner for MintoT LLC.

5. That prior to this complaint, a summons and complaint was issued against MintoT LLC on or about October 1, 2020, for violations during the 2020-2021 license period related to license number 20-2478 for the premises located at 5906 W. Burnham in the City of West Allis, doing business under the trade name TnT Sportz Bar. That on or about October 26, 2020, the West Allis License and Health Committee made the findings that TnT Sportz Bar was being operated in a manner that was disorderly, riotous, indecent, or improper such that it constituted a private or public nuisance and that the establishment had violated State and Local indoor smoking bans on three occasions.
6. That the incidents alleged in this complaint were not alleged, considered by, or known to the Committee during that prior summons and complaint hearing process.

Incident One:

7. That on October or about October 17, 2020, at approximately 2:30 in the morning, West Allis Police Officers investigated an incident where a patron was “pepper sprayed” or “OC Sprayed” at TnT Sportz Bar located at 5906 W. Burnham Street. Officer Santa Cruz Medina went to the bar location and found the door to be locked to the front entrance. Eventually a subject by the name of Terrell Taylor came to the door to speak with officers. Officer Santa Cruz Medina noted that he smelled an odor of burnt marijuana emanating from the interior of the bar.
8. That Officer Santa Cruz Medina spoke with Terrell Taylor who was identified as one of the security guards for the establishment that evening/morning. Officer Santa Cruz

Medina continued to smell the odor of marijuana emanating from Mr. Taylor. Mr. Taylor admitted that he had a firearm on his person and started to become evasive during his interactions with the officer. Based upon the interactions, officers detained Mr. Taylor and recovered a firearm that was concealed under his shirt on his right hip. The firearm was loaded and had a 9mm round in the chamber. Officer Santa Cruz Medina determined that Mr. Taylor did not have a permit to carry a concealed weapon.

9. Mr. Taylor admitted that he was the security guard involved in removing a patron. There is conflicting information in the report regarding the reason the patron was removed. Mr. Taylor stated that once outside of the bar, the patron continued to act aggressively to him so he used his OC spray. Mr. Taylor stated he did not call police regarding this incident.
10. Officer Santa Cruz Medina also noted that he recovered a small quantity of marijuana from Mr. Taylor's sweatshirt middle pocket. This substance tested positive for tetrahydrocannabinols (the active ingredient in marijuana) using the Duquenois- Levine Test and weighed 1.319 grams.
11. Officer Bret Vanden Boogard further reported that upon police investigation of the bar, there were approximately 12-15 persons within the bar after bar-close. Giovionte Mull stated that he was the bar manager that evening and the persons within the bar were all employees. Officers did not observe beverages or hookahs on the bar top. Mr. Mull reported that Mr. Taylor was hired by the bar to be an armed security guard. Mr. Mull stated that he believed Mr. Taylor had a permit to carry a concealed weapon since he was hired to be an armed security guard. There were cameras within the bar but no cameras outside of the bar that would have captured the incident.

Incident Two:

12. That on November 19, 2020, the West Allis Police Department was called regarding damage to a fence recently constructed by the owner of 5910 W. Burnham Street, the neighbor of TnT Sportz Bar. Officer Paul Hartmann reported that he was able to view surveillance video of the incident and was able to view what he believed to be three male subjects wearing hoods and masks kick down a section of the fence. Officer Hartmann concluded that it appears that these subjects were in some way associated with TnT Sportz Bar because they knocked down one segment of the fence specifically and pushed the dumpster that had been utilized TnT Sportz Bar through the area where the fence once stood.
13. Said fence was recently constructed on November 8, 2020, and created a situation where the dumpster was trapped in the back of the premises for TnT Sportz Bar and could no longer be utilized by the bar. The report indicates that the owner of the property where TnT Sportz Bar is located intended to have his own survey done and would remove the fence if it was on his property.

Incident Three:

14. That on or about November 21, 2020, since the dumpster had been removed from the fenced exterior of TnT Sportz Bar, it had been housed on a public sidewalk for a period of time causing a health hazard and an obstruction of the public sidewalk. According to Tim Last, Sanitation and Street Superintendent, the dumpster remained in use and on the public sidewalk for several days until at least November 24, 2020.
15. That garbage removal from TnT Sportz Bar continued to be an issue and on or about January 18, 2021, garbage was being stacked out front of the building on Burnham

Street and abutting adjacent property owner's property. Per Mike Weisnicht, Neighborhood Services Inspector for the City of West Allis, a citation was issued to the property owner.

Incident Four:

16. On February 2, 2021, West Allis Police Officers were dispatched to TnT Sportz Bar for a hang up call which stated a male was beating a female. Sergeant Kleinfeldt was first on scene at approximately 2:24 AM. When he approached the location he found the doors were locked but could see shapes of people moving consistent with a bar fight through a tinted window. Sgt. Kleinfeldt knocked on the door loudly and heard someone exclaim "The Police is here!" Officer Kleinfeldt stated that upon eventually being admitted entry into the bar he observed a female subject laying on the floor topless and out of breath. The interior of the bar smelled strongly of burned marijuana.
17. Sgt. Kleinfeldt noticed a subject towards the back door of the bar that leads to the basement. The subject, later identified as Deirdre Hill, appeared to direct a male to the door and closed the door. Hill attempted to stop Sgt. Kleinfeldt from conducting the lawful licensed premises check. Sgt. Kleinfeldt proceeded to enter the back basement area and found a male subject sitting on the back stairs, identified as Steven Gatson. In the basement, officers observed hookah tobacco devices.
18. Sgt. Kleinfeldt reported that upon investigation, Aristede Bratchett identified himself as an employee of the bar and stated he knew nothing and did not want to speak with police. He was reluctant to provide identification
19. Officers spoke with Steven Gatson, who identified himself as an employee. Officers asked what the argument was about and he stated, "I don't have nothing to say."

Gatson was reluctant to provide information and claimed to not have his ID on him, despite providing it a short time later.

20. Officer Vanden Boogard spoke with bar manager Giovionte Mull who stated that an intoxicated female was refusing to leave but he was not sure how the physical altercation in the location took place. Mull stated the camera system was non-operational and the cameras all showed "video loss."
21. Officer French spoke with Krystle Newman. Office French asked if Newman was an employee of the bar. Newman hesitated, looked away, and stated she was a waitress at the bar. She said she was counter her tips with her back to the fight and never turned around to see what was going on.
22. Officer Carlson spoke with Tia Johnson, the female that was found on the floor without clothing on the top of her body. Johnson stated that she had been drinking but she was "aware." She originally stated she had been struck but later that story began to change. Johnson claimed to be dancing at the bar that night and had been asked to entertain for the evening. Johnson was later issued a ticket for disorderly conduct.

Incident Five:

23. That on February 7, 2021, the West Allis Police Department was dispatched to the area of the 5900 block of W. Burnham Street for a shots-fired complaint. Citizen witnesses notified police that they heard between 8-12 gunshots emanating from the area of TnT Sportz Bar.
24. Officer Jeffrey Dufek reported that police investigation revealed that 8 shell casings were found in the street outside of TnT Sportz Bar.

25. Officer Vanden Boogard made contact with TnT Sportz Bar manager Giovionte Mull who stated that there was an argument between two groups of females earlier but that the groups were separated without any problems and left separately. One group left in a silver sedan and had an issue about a cell phone being left at the bar.
26. Sgt. Kleinfeldt stated he entered TnT Sportz Bar and immediately noticed the strong odor of burnt marijuana in the bar. Sgt. Kleinfeld searched the basement for persons hiding or injured parties and found three patrons hiding inside the basement of the bar. The patrons reported hearing gunshots outside and ran to the basement to hide. The three subjects were cooperative.

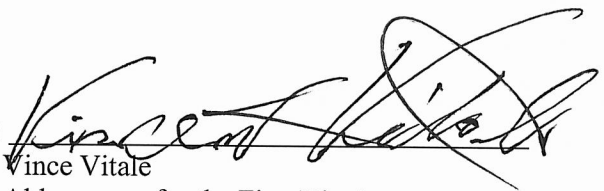
Violations of Law:

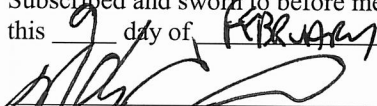
27. That based on the incidents detailed above MintoT LLC, by agent Tina Minto, has violated Wis. Stat. §§ 125.12(2)(ag)2 and West Allis Code § 9.02(20)a.vi. for keeping a premises that is disorderly, riotous, indecent, or improper and that is operated in a manner which constitutes a public or private nuisance.
28. Further, the establishment has violated Wis. Stat. § 125.04(5)(b) and is a habitual law offender based on the previous violations in addition to the newly alleged damage to property, marijuana, disorderly conduct, weapons offenses, and shooting and therefore is subject to suspension or revocation pursuant to Wis. Stat. § 125.12(2)(ag)1 and West Allis Code § 9.02(20)a.x.
29. That the establishment has violated West Allis Code § 9.02(12)(b) that a license holder and their employees shall cooperate with police investigations, including providing honest and truthful responses.

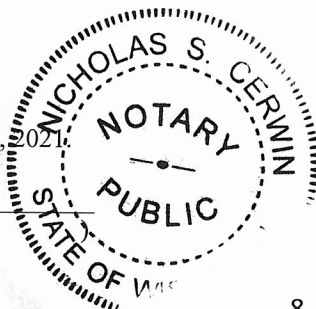
30. That the preceding violations are grounds for revocation or suspension of the Combination Class B intoxicating liquor and fermented malt beverage license that has been issued to MintoT LLC by agent Tina Minto for the premises located at 5906 W. Burnham in the City of West Allis, State of Wisconsin, under license number 20-2478 pursuant to Wis. Stat. §§ 125.04(5)(b), 125.12(2)(ag)1, 2, and 4, in addition to West Allis Municipal Code §§ 9.02(20)a.iv., 9.02(20)a.vi., 9.02(20)a.ix, and 9.02(20)a.x..

WHEREFORE, Alderperson Vince Vitale requests MintoT LLC by licensing agent Tina Minto be summoned to appear before the License and Health Committee of the West Allis Common Council to answer this complaint and, if the material allegations of the complaint are denied, that a hearing be held to determine whether the license issued to MintoT LLC should be revoked or suspended.

Dated this 09 day of Feb, 2021.

By: 
Vince Vitale
Aldersperson for the First District
License and Health Committee Chair
City of West Allis

Subscribed and sworn to before me
this 9 day of FEBRUARY, 2021.

(Nicholas S. Cerwin
Notary Public, State of Wisconsin
My Commission expires: Permanent





License Period: July 1, 2020 to June 30, 2021

CLASS B TAVERN LICENSE: 20-2478

POOL TABLES - BILLIARDS LICENSE (1): 20-2701

ISSUED TO:

MINTOT LLC

**TINA M. MINTO, AGENT
D/B/A TNT SPORTZ BAR
5906 W. BURNHAM ST.
WEST ALLIS, WI 53219**

*U Tina Minto is surrendering
license to West Allis.*

2/10/2021

T Minto

Issued Date: **07/07/2020**

Expiration Date: **06/30/2021**

PREMISES DESCRIPTION:

Alcohol to be sold main area at the bar.

Rebecca N. Grill

Rebecca Grill, City Administrator/Clerk

This license is subject to the laws of the State of Wisconsin, in particular, Chapter 125 of the Wisconsin State Statutes, the Ordinances of the City of West Allis, and the enactment of a new law or ordinances.

This license is subject to suspension or revocation for non-observance of the provisions of the ordinances of the City of West Allis or of the statutes of the State of Wisconsin.

This license must be framed and posted in a conspicuous place in the room where fermented malt beverages and intoxicating liquors are sold or served.



Mayor's Office
mayor@westalliswi.gov
414.302.8292

December 18, 2018

Honorable Members of the
West Allis Common Council
City Hall
West Allis, Wisconsin

Subject: West Allis Tourism Commission Reappointments

Dear Common Council Members:

This letter is to inform you that I am reappointing all members of the West Allis Tourism Commission. Commissioners serve one-year terms, and their terms will expire on January 1, 2020. Attached is the Commission membership list.

Your confirmation of these reappointments will be appreciated by the undersigned.

Sincerely,

Dan Devine,
Mayor

DD: jfw
Attachment

MYR\CMTES\TOURISM.Reappts

WEST ALLIS TOURISM COMMISSION

| | <u>Contact</u> | <u>1st Appt.</u> | <u>1 Yr Term Appt*</u> |
|---|---|----------------------|----------------------------|
| MAYOR Dan Devine, Chair | Bus. 414-302-8290 Email ddevine@westalliswi.gov | 8-2-16 | 1-1-20 |
| CITY ADMINISTRATOR, OR DESIGNEE Rebecca Grill, Secretary City Administrator | Bus. 414-302-8294 Email rgrill@westalliswi.gov | 8-2-16 | 1-1-20 |
| COMMON COUNCIL MEMBER Martin Weigel 7415 W. Greenfield Ave. 53214 | Cell 414-704-6350 Email mweigel@westalliswi.gov | 8-2-16 | 1-1-20 |
| CITIZEN-AT-LARGE Jennine Neckuty 2043 S. 106 St. 53227 | Cell 262-496-0571 Email jennine0617@gmail.com | 3-20-18 | 1-1-20 |
| REPRESENTATIVE OF WEST ALLIS HOTEL & MOTEL INDUSTRY Rod Raschka, General Manager Hampton Inn & Suites Milwaukee West 8201 W. Greenfield Ave. 53214 | Bus. 414-436-2300 Email rod.raschka@hilton.com | 8-2-16 | 1-1-20 |

* Calendar year term (as of 1/1/17) set by Mayor at time of Committee establishment.

**CITY OF WEST ALLIS
ORDINANCE O-2021-0006**

**ORDINANCE TO CREATE SPECIAL EVENT PERMITS AND REPEAL PARADE
AND CARNIVAL PERMITS**

REPEALING SECTION 6.031 AND 9.09; CREATING SECTION 6.032

WHEREAS, events involving large numbers of people have the potential for interference with normal uses of public land and right-of-way; and

WHEREAS, the orderly hosting of special events help define the City's image, build community, drive economic activity, and enhance the overall quality of life; and

WHEREAS, the purpose of this ordinance is to set forth a permitting process to encourage special events, yet account for their obstruction or interference with the normal use of public property and cost to the taxpayers; and

WHEREAS, these regulations are intended to protect, preserve and promote the safety and welfare of the general public including but not limited to ensuring the physical safety of residents and visitors and providing for emergency, medical, fire, traffic operations, and other similar public services; and

WHEREAS, these regulations are intended to comply with the holdings of *Kissick v. Huebsch*, 956 F. Supp. 2d 981 (W.D. Wis. 2013), *State v. Crute*, 2015 WI App 15, *Sauk Cty. v. Gumz*, 2003 WI App 165, and others;

NOW THEREFORE, the common council of City Of West Allis do ordain as follows:

SECTION 1: **REPEAL** "6.031 Parades And Other Events Upon The Street" of the City Of West Allis Municipal Code is hereby *repealed* as follows:

REPEAL

~~6.031 Parades And Other Events Upon The Street~~ (*Repealed*)

1. Definitions.

- a. **Parade.** Parade means any march or procession consisting of people, animals or vehicles, or combination thereof, except funeral processions, upon any public street, sidewalk or alley, which does not comply with normal and usual traffic regulations or controls.
- b. **Chief of Police** means the Chief of the West Allis Police Department or his designee.
- c. **Street event** means an organized competition, contest or event of twenty-five

- (25) or more people who travel on foot, wheelchair, bicycle or similar device, upon any public street, sidewalk or alley, which does not comply with normal and usual traffic regulations or controls.
2. Parades and Street Events Prohibited Without a Permit.
 - a. It shall be unlawful for any person to conduct a parade or street event in or upon any public street, sidewalk or alley in the City of West Allis or knowingly participate in such parade or street event unless and until a permit to conduct such parade or street event has been obtained from the Chief of Police or, as hereinafter provided, from the Common Council.
 - b. Only one Street Event permit per month shall be allowed, unless approved by the Common Council, as provided in subsection (9).
 3. Parade or Street Event for Commercial Purposes Prohibited. No permit shall be issued authorizing the conduct of a parade or street event which the Chief of Police finds is proposed to be held for the sole purpose of advertising any product, goods, wares, merchandise or commercial establishment and is designed to be held purely for private profit.
 4. Application for Permit. Any person who wants to conduct a parade or street event shall apply to the Chief of Police for a permit at least thirty (30) days in advance of the date of the proposed parade or street event. The Chief of Police may, in his discretion, consider any application for a permit which is filed less than thirty (30) days prior to the day it is proposed that the parade or street event is to be held. The application for such permit shall be made in writing on a form approved by the Chief of Police and shall contain the following information:
 - a. The name of the applicant, the sponsoring organization, the person in charge of the parade or street event, the addresses and telephone numbers of each and the signature of the applicant.
 - b. The purpose of the parade or street event, the date when it is proposed to be conducted, the location of the assembly area, the location of the disbanding area, the route to be traveled and the approximate time when it will assemble, start and terminate.
 - c. A general description of the parade or street event.
 - d. Such other information as the Chief of Police may deem reasonably necessary.
 5. Fees.
 - a. The applicant shall, at the time the application is filed, pay a five hundred dollars (\$500) parade/street event permit fee.
 - b. Refunds. Permit fee payments may be refunded, except for a fifty dollar (\$50) permit processing fee, if notification of cancellation of the parade/street event by the applicant is received by the Chief of Police at least ten (10) days prior to the scheduled event or if the event is cancelled by the Chief of Police, pursuant to section (8).
 - c. Deposit. **[Ord. O-2000-001, 7/1/2003]**
 - i. In addition to the permit fee, the applicant shall submit a two thousand dollar (\$2000.00) cash deposit, from which the Chief of Police shall deduct a fee of fifty dollars (\$50.00) for each hour of service per officer required to direct traffic, control the crowd, or otherwise related to the

conduct and supervision of the parade and the dispersal of the crowd thereafter, and from which the Director of Public Works shall deduct a fee of thirty dollars (\$30.00) for each hour of service per employee required to position barricades, sweep streets and post signage.

- ii. The applicant shall be responsible for any cost incurred by the West Allis Police Department and the West Allis Public Works Department, as described in subsection (c)(1), over and above the deposit amount, and will be billed for the excess within thirty (30) days after the completion of the parade or event. Failure to pay the amount billed may be used as a basis to deny future parade or event applications. The City Attorney is authorized to commence an action to collect the unpaid amount.
- iii. Any unused portion of the deposit will be refunded to the applicant within thirty (30) days after the completion of the parade or event.
- iv. The deposit may be refunded in full if notification of cancellation of the parade/street event by the applicant is received by the Chief of Police at least ten (10) days prior to the scheduled parade or event or if the parade or event is cancelled by the Chief of Police, pursuant to section (8).

d. Exemption. A permit fee or deposit is not required for: **[Ord. O-2000-001, 7/1/2003; Ord. O-2014-0011, 4/1/2014]**

- i. Parades or street events sponsored or co-sponsored by the City.
- ii. Public and parochial elementary and secondary school civic-oriented events.
- iii. Events sponsored by veterans' organizations.

6. Issuance or Denial of Permit.

a. Standard for Issuance. The Chief of Police shall issue a parade or street event permit conditioned upon the applicant's written agreement to comply with the terms of such permit, unless the Chief finds that:

- i. The time, route or size of the parade or street event will unreasonably disrupt the movement of other traffic.
- ii. The parade or street event is of a size or nature that requires the diversion of so great a number of police officers of the City to properly police the line of movement and the areas and crowds contiguous thereto that allowing the parade or street event would deny reasonable police protection to the City.
- iii. The proposed parade or street event will interfere with another parade or street event for which a permit has been issued.

b. Standard for Denial. The Chief of Police shall deny an application for a parade or street event permit and notify the applicant in writing of such denial and the reasons therefor where:

- i. The Chief of Police makes any finding contrary to the findings required to be made for the issuance of a permit.
- ii. The information contained in the application is found to be false or nonexistent in any material detail.

- iii. The insurance required under subsection (7) has not been provided or has not been approved by the City Attorney.
 - iv. The applicant refuses to agree to abide by or comply with all conditions of the permit.
 - v. The number of permitted street events set forth in subsection (2) has been met.
7. Insurance Required. The application for a license shall be accompanied by a certificate of insurance for comprehensive general liability and automobile liability in at least the following limits of coverage:

| Type of Policy | Liability Limits |
|--|--|
| Comprehensive/General Bodily Injury | \$1,000,000 each occurrence \$1,000,000 aggregate |
| Property Damage | \$500,000 each occurrence \$500,000 aggregate |
| Automobile Liability (Operation of owner, hired and nonowned motor vehicles) Bodily Injury and Property Damage Combined Single Limit | \$1,000,000 each occurrence |

The certificate of insurance shall have an endorsement to indemnify and hold the City of West Allis harmless from any or all damages, judgments and claims which may be asserted against the City by reason of any damages or injuries sustained by any person or to any property by the parade or street event or participants therein. The certificate of insurance shall also provide that the City be reimbursed for any damages or injury which it sustains by reason of said parade or street event or by the acts of any participant. The certificate of insurance shall be approved as to form by the City Attorney.

- 8. Cancellation. If, after issuing a parade/street event permit, an emergency arises which may threaten the health, comfort or safety of the general public or the participants of the event, the Chief of Police may cancel the permit and prohibit the proposed event.
- 9. Appeal Procedure. Upon a denial by the Chief of Police of an application made pursuant to section (4), the applicant may appeal from the Chief's determination within ten (10) days from the date of notification by filing with the City Clerk/Treasurer a written notice of appeal for hearing by the Common Council at its next meeting. Upon such appeal, the Common Council may reverse, affirm or modify, in any regard, the determination of the Chief of Police.
- 10. Officials to be Notified. Immediately upon the granting of a permit for a parade or street event, the Chief of Police shall send a copy of the permit to the Mayor, Common Council President, Fire Chief and Director of Public Works.
- 11. Conduct of Parade. **[Ord. 6342, 11/13/1997]**
 - a. No vehicle in a parade shall be operated in such a manner that the tires of the vehicle break traction or squeal due to unnecessary acceleration.
 - b. No vehicle in a parade shall be operated in such a manner that any of the tires of

the vehicle leave the ground while accelerating.

- c. No person may sell, give away, possess or use along a parade route, any device which is designed to make noise and is sufficiently loud so as to frighten or startle an animal in the parade, propel a projectile or create an offensive odor. A parade route means the streets of the parade route approved, pursuant to this section, and shall extend twenty-five (25) feet from the curb line of said streets.

12. Penalty.

- a. Any person convicted of violating any of the provisions of this ordinance shall forfeit not less than fifty dollars (\$50) nor more than five hundred dollars (\$500) for each violation, together with the costs of prosecution and, in default of payment thereof, the defendant's operating privileges shall be suspended pursuant to secs. 343.30 and 345.47 of the Wisconsin Statutes, or by imprisonment in the Milwaukee County House of Correction until such forfeiture and costs are paid, but not in excess of the number of days set forth in sec. 800.095(4) of the Wisconsin Statutes.
- b. Each day's violation shall constitute a separate offense.

~~{Ord. 6318, 5/20/1997}~~

SECTION 2: REPEAL “9.09 Carnival Permit” of the City Of West Allis
Municipal Code is hereby *repealed* as follows:

REPEAL

~~9.09 Carnival Permit (Repealed)~~

1. Definitions.

- a. "Carnival" is defined as an amusement show that typically consists of rides, air pillows, giant slides, ride-throughs, walk-throughs, sideshows, games of chance or skill, performing animals, public display of the skills of performers, and/or public display of objects of general interest.

2. Adoption of Administrative Code. Except as otherwise provided herein, the provisions of Wisconsin Administrative Code, Safety and Professional Services, Chapter 334 are adopted by reference and made a part hereof with the same force and effect as if fully set forth herein. **[Ord. O-2013-0020, 4/16/2013]**

3. Permit Required. No person, firm or corporation shall maintain or operate any carnival within the City unless a permit therefor shall have been obtained from the Common Council.

4. Application. The application for a permit shall be made to the Council in writing and shall set forth:

- a. The name, address, and telephone number of the applicant.
- b. If the applicant is a corporation, the address and phone number of the principal

offices of the corporation, the state of incorporation, and the name, address, and telephone number of the registered agent.

- c. The name, address, and telephone number of the person or persons to be in immediate charge of the place of amusement at all times during its operation.
- d. The names of any sponsoring organizations and the names and addresses of the principal officers of such organization.
- e. The date or dates of proposed operation and the location at which it is proposed to conduct the carnival.
- f. A description of the type of acts or entertainment to be shown, a list of the proposed number of rides, and a description of the merchandise to be sold.
- g. A statement that the applicant will directly control and supervise each activity proposed to be authorized under the permit sought, and will be responsible for the conduct, operation and management thereof.
- h. Proof of insurance in accordance with Wisconsin Administrative Code, Safety and Professional Services, Section 334.035 with an endorsement to the effect that the City will be indemnified and held harmless from any and all claims, damages or judgments arising from the granting of the permit or the operation of the show or exhibition. **[Ord. O-2013-0020, 4/16/2013]**
- i. A statement certifying on penalty of perjury the correctness of the information given on the application and agreeing on behalf of the applicant that there shall be full compliance of the applicant with all state and local laws in the conduct of the activities for which a permit may be granted.
- j. Proof from the Department of Commerce that the carnival and rides are in compliance with all applicable State of Wisconsin rules and regulations.

5. Investigation.

- a. The application shall be referred to the Police Department for an investigation and report on the character, reputation and record of the applicant, the registered agent, and all of the persons listed as being in immediate charge of the operation.
- b. The application shall be referred to the Fire Department for investigation of ride safety and fire safety.
- c. The application shall be referred to the Building Inspection Department for investigation of compliance with the zoning requirements and local and state building codes.
- d. If food is to be sold, the applicant shall be referred to the Health Department to apply for a food permit.

6. Granting of Permit. The Common Council shall not grant any permit unless the conduct or maintenance of the carnival at the proposed location will not, in the judgment of the Council, endanger public peace, health, safety, or welfare. In granting any permits, the Council shall impose such conditions or requirements as it deems necessary to protect public peace, health, safety, and welfare.

7. Location Restricted.

- a. Carnival operation shall comply with all applicable City zoning laws and regulations.
- b. No carnival for which a permit is granted shall keep or use any ponies, horses,

livestock or other animals within five hundred (500) feet of any dwelling, house or restaurant within the City.

- c. No carnival shall be permitted to operate within five hundred (500) feet of a residential district in the City. This subsection shall not apply to carnivals held on the grounds of a church and/or adjoining church school; where the Business Improvement District (hereinafter "BID") is the permit holder and the carnival takes place within the BID boundaries; or to carnivals sponsored by the City.

[Ord. O-2013-0020, 4/16/2013]

8. Food Regulations. No food of any sort shall be served at the carnival unless the food handlers are in compliance with Code Section 7.04 and all local, state, and federal food regulations.

9. Closing Hours. No carnival licensed hereunder shall operate after 10:00 p.m.

10. Permit Fee and Bond.

- a. A nonreturnable fee of fifty dollars (\$50.) shall accompany the application as an application fee.
- b. The applicant shall pay a permit fee as follows: one hundred dollars (\$100.) for any combination of five (5) or less rides and/or stands, plus ten dollars (\$10.) for each additional ride and/or stand.
- c. The permittee shall, in addition to payment of the permit fees established by the City, deposit with the City no later than ten (10) days prior to the first day of conducting any carnival activity and shall maintain for a period of thirty (30) days after the termination of activities under such permit as may be issued by the City, a cash bond in the sum of five thousand dollars (\$5,000.) or in lieu thereof shall post and maintain in full force and effect during said period a surety bond in the amount of five thousand dollars (\$5,000.). Such bond shall be issued by a surety company, approved by the City Attorney, and shall be in a form approved by the City Attorney. Such bond shall, by its terms:
 - i. Insure payment to the City for any damage to City property occasioned by the operation of such carnival activity, including damages occasioned by the entrance into or exit from the City of the permittee or of the equipment, facilities, or personnel of such amusement activity as shall be permitted by the permit.
 - ii. Insure the cleaning of the premises used for such amusement activity and of the immediate surrounding properties and streets of such litter and debris as may result from the operation thereof.
 - iii. Insure payment of any fines levied against the permittee for violation of this or any other section or state law while conducting amusement activities in the City.
- d. Such bond may be waived or reduced in amount or sooner cancelled or returned by the Common Council when, in its reasonable judgment, the conditions of or reasons for requiring such bonds have been satisfactorily met. The permittee shall be promptly notified of any claims made or contemplated against such bond or surety and shall have the right to appeal from any such claim, or the amount thereof, to the Common Council.
- e. The fees set forth herein shall be waived for churches where the carnival will be

on church grounds or the adjoining church/school grounds; within the BID and where the BID is the permit holder; and City-sponsored events. [Ord. O-2013-0020, 4/16/2013]

11. Permit Posted. Any permit granted shall be prominently displayed at all times when the carnival is in operation.
12. Conditions of License. All licenses granted hereunder shall be granted subject to the following conditions, and all other conditions of this section, and subject to all other ordinances and regulations of the City applicable thereto:
 - a. Every applicant procuring a permit thereby consents to the entry of police or other duly authorized representatives of the City at all reasonable hours for the purpose of inspection and search, and consents to the removal from said premises of all things and articles there had in violation of local and state laws.
 - b. The permittee, and/or the employees and agents of the permittee, shall cooperate with police investigations of disturbances, intoxicated persons, and other violations of local and state laws. "Cooperate," as used in this subsection, shall mean calling the police when a disturbance of the peace or other violation occurs on the permitted premises and providing complete and truthful responses to police inquiries. A permittee shall also appear before the License and Health Committee when requested to do so and shall otherwise follow the lawful directives of the License and Health Committee.
 - c. Each permitted premises shall at all times be conducted in an orderly manner, and no disorderly, riotous or indecent conduct shall be allowed at any time on any permitted premises.
 - d. The permittee shall comply with all other provisions of this section and all other ordinances of the City of West Allis and the laws of the State of Wisconsin.
13. Entertainment Standards.
 - a. No person shall, on premises permitted under this section, perform acts of or acts which constitute or simulate:
 - i. Sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law; or
 - ii. The touching, caressing or fondling of the breast, buttocks, anus or genitals; or
 - iii. The displaying of human genitals, buttocks or pubic area or the female breast below the top of the areola.
 - b. No person shall, on the permitted premises, use artificial devices or inanimate objects to perform, simulate or depict any of the prohibited conduct or activities described in Subsection (a).
 - c. It shall be unlawful for any person to show, display or exhibit on the permitted premises, any film, video, still picture, electronic reproduction or any other visual reproduction or image of any act, other visual reproduction or image of any act or conduct described in Subsections (a) and (b).
 - d. No person or corporation holding a permit under this section, or his/her/its agents or employees, shall allow or permit in or upon the permitted premises any act or conduct described in Subsections (a), (b) and (c).

14. Expiration of Permit. All permits shall expire at the time period determined by the Council, which shall be no longer than seven (7) days.

15. Penalties.

a. Penalties. Any person or entity violating any provision of this ordinance shall be required to forfeit not less than two hundred dollars (\$200.) nor more than one thousand dollars (\$1,000.). The person or entity shall be required to pay the costs of prosecution. In default of payment thereof, the person shall be imprisoned in the Milwaukee County House of Correction until such forfeiture and costs are paid, but not more than the number of days set forth in Section 800.095(4) of the Wisconsin Statutes. Each and every day that an offense continues constitutes a separate offense.

16. Severability. If any part of this section is found to be unconstitutional or otherwise invalid, the validity of the remaining parts shall not be affected.

~~{Ord. O-2012-0007, 3/20/2012}~~

SECTION 3: **ADOPTION** “6.032 Special Events” of the City Of West Allis Municipal Code is hereby *added* as follows:

ADOPTION

6.032 Special Events(*Added*)

(a) Definitions. In this section:

1. “Class 1 special event” means a special event that includes at least one of the following features: alcohol is available for consumption, electronically amplified outdoor sound is utilized, or more than 400 square feet of ground is covered by a tent or other temporary structure that provides shelter from the elements.
2. “Class 2 special event” means any special event that is not a Class 1 special event.
3. “Coordinator” means the sponsor or individual(s) identified by the sponsor that will be on-site at all times during a special event and are authorized to ensure compliance with this section.
4. “Direct costs” means those costs incurred by a department to provide staffing and equipment for a special event, including:
 - a. Wages and fringe benefits of city employees or contractors performing work for the special event
 - b. A reasonable rental rate for any city equipment provided for the special event
 - c. An administrative charge equal to 10% of staffing and equipment expenses
5. “Organize” means set up for, hold, arrange for, or maintain.
6. “Person” means any individual, firm, organization, association, or corporation.

7. “Public property” means any right-of-way or land owned or controlled by a federal, state, or local government.
 8. “Special event” means any organized gathering of at least 21 people that impedes the normal use of public property by persons not attending the event.
 9. “Sponsor” means the person who holds a permit to organize a special event.
- (b) Permit Required. No person may organize a special event without a valid special event permit, unless:
1. The person is an entity that has taxing authority;
 2. The special event is a funeral or funeral procession;
 3. The premises is an extension of an existing Class “B” license under Wis. Stat. § 125.26(1);
 4. The person has been issued a park use permit under West Allis Policy and Procedure #2107 Park Regulations and Permits; or
 5. The special event is authorized by the West Allis Police Department Crime Prevention Bureau.

(c) Application

1. Type and Fee

- a. Regular. Any person seeking a special event permit shall complete an official application, submit it to the city clerk at least 45 days prior to the commencement of the special event, and pay a nonrefundable \$50 special event application processing fee.
- b. Expedited. Any person seeking a special event permit shall complete an official application, submit it to the city clerk 15 to 45 days prior to the commencement of the special event, and pay a \$200 expedited special event application processing fee.

2. Information Required. An application is not complete until the all of the following is filed with the city clerk:

- a. The name, mobile phone number, and email address of the sponsor or, if the sponsor is not an individual, the individual submitting the application on behalf of the sponsor.
- b. The name and mobile phone numbers of all coordinators.
- c. The location and description of the special event premises. The application shall list an address or block number and include a map or diagram of the special event premises.
- d. The dates and times during which the special event is scheduled to take place, and any alternative dates in case a special event is postponed.
- e. A description of the characteristics of the special event, including:
 - i. Maximum capacity of people on the premises and expected peak attendance.
 - ii. Whether alcohol will be available for consumption and the type of alcohol license that will cover the premises.
 - iii. Whether electronically amplified outdoor sound will be utilized.
 - iv. Whether more than 400 square feet of ground will be covered by a tent or other temporary structure that provides shelter from

the elements.

- f. For a class 1 special event, a certificate of insurance for the duration of the special event indicating endorsements and liability coverage amounts consistent with city policy.
- g. For a special event that closes a street, a street closure consent form signed by occupants of at least 50 percent of the residential and commercial units on the closed portion of the street
- 3. Indemnification. The sponsor shall indemnify and hold harmless the City against any and all liability and loss from personal injury or property damage resulting from or arising out of, in whole or in part, the use or occupancy of rights-of-way by the sponsor or its employees, agents, or contractors arising out of the rights and privileges granted by a special event permit.
- 4. Transferability. A sponsor may not transfer a special event permit to another person.

(d) Application Processing

- 1. Upon receiving a completed application, the clerk shall forward the application to the police department, fire department, department of public works, health department, and city engineer.
 - a. Each department shall review the application received from the city clerk and estimate the department's charges associated with the special event.
 - b. Each department's estimated charges shall be the projected direct costs for providing the staffing and equipment for the special event as requested by the sponsor and/or deemed necessary by the department to protect the public health, safety, and welfare.
 - c. In determining staffing and equipment needs, the departments shall consider all the following:
 - i. The anticipated peak attendance.
 - ii. Whether alcohol is available for consumption.
 - iii. Whether outdoor amplified sound is utilized.
 - iv. Particular characteristics of the special event including layout, sight lines, nearby population density, parking availability, and other relevant factors.
 - d. In determining staffing and equipment needs, the departments may not consider the content of any message at the special event.
- 2. The clerk shall determine if the sponsor, coordinator, or any person who has an ownership interest in the sponsor owes any delinquent fees, charges, or other debts to the City.
- 3. Within 15 days after receiving the a regular special event permit application, or as soon as practicable after receiving an expedited special event permit application, all City departments shall supply the city clerk with the amount of the estimated charges.
- 4. If a City department does not timely respond to the city clerk, the city clerk may proceed with processing the application without collecting an advance deposit.

(e) Payment for Estimated Charges, Permit Issuance, and Appeal

1. Estimated Charges Payment. The payment for the estimated charges shall be made at least 7 days prior to the event or the application will be considered withdrawn.
2. Issuance. The city clerk shall issue a special event permit to the sponsor or its agent unless the applicant is disqualified.
3. Disqualifiers. A person is not eligible for a special event permit if any of the following applies:
 - a. In the 3 years prior to the date of application, the sponsor or coordinator failed to comply with the requirements of this section.
 - b. The special event permit application contains false information.
 - c. The estimated charges computed by any City department remain unpaid.
 - d. Any delinquent fees, charges, or other debts to the City owed by the sponsor, coordinator, or any person who has an ownership interest in the sponsor remain unpaid.
 - e. The clerk is processing or has issued a different special event permit for the same premise during overlapping times and dates.
4. Due Process upon Denial
 - a. Regular application. If the clerk has not issued a special event permit upon a regular application at least 30 days after receipt of the application, the person whose application was not approved may apply for a writ of mandamus.
 - b. Expedited application. If the clerk has not issued a special event permit upon an expedited application at least 7 days prior to the scheduled commencement of the special event, the person whose application was not approved may apply for a writ of mandamus.

(f) Conditions upon Permit. Upon issuance of a special event permit, each sponsor agrees to the following conditions:

1. The sponsor or at least one coordinator shall be on the special event premises at all times that the special event is open for attendees.
2. The police department, fire department, or department of public works may increase or decrease the staffing or equipment on the premises during the special event based on the actual number of attendees in order to protect the public health, safety, and welfare, and the City may charge the sponsor up to the direct costs of an increase in staffing or equipment under this paragraph.
3. The coordinator shall keep a copy of the special event permit and any other applicable permit or license on the premises for the duration of the special event.
4. The coordinator shall answer at all times that the special event is open for attendees any calls to the mobile phone for the number listed on the application from a city official or employee.
5. The sponsor and coordinator shall comply with all local, state, and federal laws.

(g) Service Charge Settlement. Within 30 days after the final date indicated on the special

event permit or the date on which a special event was closed under sub. (8), each department that incurred staffing and equipment costs for the special event may file with the city clerk an invoice showing the actual direct costs for staffing and equipment provided on premises during the special event.

1. If the total actual direct costs from all departments did not exceed the deposit for estimated charges, the city clerk shall apply the deposit to the due amount and refund any excess to the sponsor.
2. If the total actual direct costs from all departments exceeded the deposit for estimated charges, the city clerk shall apply the deposit to the due amount and invoice the sponsor for the difference. The sponsor shall pay the invoiced amount within 30 days after the invoice date and simple interest shall accrue at 1% per month on the balance due for each month the invoice is delinquent.

(h) Penalty

1. Forfeiture. Any person convicted of violating any of the provisions of this section shall forfeit not less than \$50 nor more than \$500 for each violation, together with the costs of prosecution.
2. Event Closure. A law enforcement officer may summarily invalidate a special event permit and close the special event:
 - a. If the event causes such a disturbance of public order that it is reasonable to believe that the assembly will cause injury to persons or damage to property unless it is immediately dispersed;
 - b. If there is no sponsor or coordinator on the premises; or
 - c. If the sponsor or coordinator fails to correct noncompliance with a condition of a special event permit after advanced warning to the sponsor or coordinator and reasonable opportunity to comply with that condition.
3. Other Remedies. This section does not restrict the City from seeking any other remedies allowed by law.

Note: A special event permit is appropriate for any block party, church festival, concert, parade, carnival, or other large gathering.

SECTION 4: **AMENDMENT** “6.04 Penalties” of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

6.04 Penalties

Every person, firm or corporation convicted of a violation of any of the provisions of the following enumerated section or subsections shall, for each offense, be punished by the forfeiture set forth, together with the costs of prosecution:

1. A forfeiture not to exceed fifty dollars (\$50) for a violation of any of the following:
6.01(3) 6.02(21) - 1st Offense 6.03(1), (2), (3) or (5)
2. A forfeiture not to exceed one hundred dollars (\$100) for a violation of any of the following:
6.01(1), (2) 6.02(18) 6.02(21) - 2nd Offense 6.025 6.03(7) ~~6.031~~ 6.032 6.038
3. A forfeiture not to exceed two hundred dollars (\$200) for each day a violation of section 6.01(4) continues.
4. A forfeiture not to exceed three hundred dollars (\$300) for a violation of the following:
6.03(4)
5. A forfeiture not to exceed five hundred dollars (\$500) for a violation of any of the following:
6.02(7), (8), (9), (10), (11), (12), (13), (14), (16) or (19) 6.02(21) - 3rd Offense 6.026 6.03(6)
6. In default of payment of such forfeiture and costs, by imprisonment in the Milwaukee County House of Correction or Milwaukee County Jail until payment of such forfeiture and costs, but not in excess of the terms set forth in sec. 800.095(a) of the Wisconsin Statutes, or by suspension of operating privileges, pursuant to secs. 343.30 and 345.47 of the Wisconsin Statutes. Each and every day during which a violation continues constitutes a separate offense.
7. Carrying Dangerous Weapons.
 - a. Definition. "Dangerous weapon" means any firearm, whether loaded or unloaded; any device designed as a weapon and capable of producing death or great bodily harm; any electric weapon; or, any other device or instrumentality which, in the manner it is used or intended to be used, is calculated or likely to produce death or great bodily harm.
 - b. If a person violates any provision of Section 6.02 of this Code, while possessing, using or threatening to use a dangerous weapon, the penalty shall be increased two hundred dollars (\$200).

[Ord. O-2006-0030, 6/6/2006]

SECTION 5: AMENDMENT “7.035 Noise Control Regulations” of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

7.035 Noise Control Regulations

1. Statement of Purpose. The City of West Allis recognizes that excessive noise and

vibration are serious threats to the public health and welfare, public safety, quality of life and property values. Current science and technology permit abatement of noise and vibration sources which were not available in the past. Therefore, it is the policy of the City to prevent and abate excessive noise and vibration which may jeopardize the public health, safety or welfare or which would cause harm to property values or which would impair the quality of life within the City.

2. Definitions. All terminology used in this section, not defined below or elsewhere within the West Allis Revised Municipal Code, shall be given the definitions provided by applicable publications of the American National Standards Institute (hereinafter "ANSI") or its successor body.
 - a. "A-Weighted Sound Level" means the sound pressure level in decibels as measured on a sound level meter using the "A" weighting network. The level so read is designated as db(A) or dB(A).
 - b. "Ambient Noise" means the sound level of the all-encompassing sound associated with a given environment, being usually a composite of sounds from many sources from near and far.
 - c. "Authorized Emergency Vehicle" means the definition of this term as set forth in Sec. 340.01(3), Wis. Stats., and any subsequent modification, revision, or amendment of that term as set forth in that section of the Wisconsin Statutes.
 - d. "Commercial District" means any area of the City designated on the official West Allis Zoning Map, pursuant to Chapter 12 of this Code, as C-1, C-2, C-3, C-4, or PDD-2.
 - e. "Construction" means any activity necessary or incidental to the erection, demolition, assembling, altering, installing, repairing or equipping of buildings, roadways, or utilities, including land clearing, grading, excavating and filling.
 - f. "Day" means the hours between 7:00 a.m. and 9:59 p.m.
 - g. "dB(A)" means the symbol designation of a noise level, reported in decibels, using the A-weighting network of a sound level meter, as defined in ANSI S1.4, Specification for Sound Level Meters. For example, noise will be reported as seventy-two (72) dB(A). For purposes of this section, the noise shall be measured using the slow exponential time weighting characteristic of the sound level meter unless otherwise noted.
 - h. "Decibel" means a unit of measure of the volume of a sound.
 - i. "Emergency Work" means short-term operations which are necessary to protect the public health, safety and welfare of the citizens, including emergency utility and public works operations.
 - j. "Impulse Noise" means any sound of short duration, usually less than one (1) second, with an abrupt increase, rapid decay, and a peak value that exceeds the ambient noise level by more than ten (10) dB(A). Examples of sources of impulse noise include explosions, drop forge impacts, and the discharge of firearms.
 - k. "Manufacturing District" means any area of the City designated on the official West Allis Zoning Map, pursuant to Chapter 12 of this Code, as M-1.
 - l. "Maximum Sound Level" (hereinafter "Lmax") means the maximum sound level over a measurement interval determined by using a sound level meter set

- to "fast" response time.
- m. "Motor Vehicle" means any vehicle, including a combination of two (2) or more vehicles or an articulated vehicle, that is self-propelled, except a vehicle operated exclusively on a rail.
 - n. "Night" means the hours between 10:00 p.m. and 6:59 a.m.
 - o. "Noise Disturbance" means any sound or vibration which:
 - i. May disturb or annoy reasonable persons of normal sensitivities; or
 - ii. Causes, or tends to cause, an adverse effect on the public health and welfare; or
 - iii. Endangers or injures people; or
 - iv. Endangers or injures personal or real property.
 - p. "Person" means any individual, association, partnership, joint venture, company, or corporation.
 - q. "Place of Public Entertainment" means any building that is open to the public for entertainment purposes.
 - r. "Plainly Audible Sound" means any sound for which the information content is unambiguously communicated to the listener, such as, but not limited to, understandable speech, comprehension of whether a voice is raised or normal, repetitive bass sounds, or comprehension of musical rhythms, without the aid of any listening device.
 - s. "Power Tool" means any device powered mechanically, by electricity, by gasoline, by diesel fuel, or by any other fuel, which is intended to be used, or is actually used for, but shall not be limited to, the performance of such functions as cutting, nailing, stapling, sawing, vacuuming or drilling.
 - t. "Real Property Boundary" means an imaginary line along the ground surface and its vertical extension which separates the real property owned by one person from that owned by another person, but not including intra-building real property divisions.
 - u. "Residential District" means any area of the City, designated on the official West Allis Zoning Map, pursuant to Chapter 12 of this Code, as RE, RA-1, RA-2, RA-3, RA-4, RB-1, RB-2, RC-1, RC-2, or PDD-1.
 - v. "Root Mean Square" (hereinafter "RMS") means the square root of the mean-square value of an oscillating waveform, where the mean-square value is obtained by squaring the value of amplitudes at each instant of time and then averaging these values over the sample time.
 - w. "Sound" means a temporal and spatial oscillation in pressure, or other physical quantity, in a medium resulting in compression and rarefaction of that medium and which propagates at finite speed to distant locations. The description of sound may include any characteristics of such sound, including duration, intensity, and frequency.
 - x. "Sound Level Meter" means an instrument, either Type I or Type II, as defined by the most current ANSI specifications. A sound level meter for purposes of this section shall contain at least an A-scale and both fast and slow response.
 - y. "Sound Pressure" means the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space as

produced by sound energy.

- z. "Sound Reproduction Device" means any device, instrument, mechanism, equipment or apparatus for the amplification of any sounds from any radio, computer, stereo, CD player, musical instrument, television, loudspeaker or other sound-making or sound-producing device or any device or apparatus for the reproduction or amplification of the human voice or other sound.
 - aa. "Stationary Noise" means noise the source of which is either affixed to or operated upon a fixed point of land, building, or other real property.
 - ab. "VdB" means the vibration level as measured in decibels. The reference velocity in the United States is one (1) micro-inch per second. It is calculated as $VdB = 20 \times \log_{10}(v / (1 \times 10^{-6} \text{ in./sec.}))$, where "v" is the RMS velocity amplitude, calculated as the average of the squared amplitude of the vibration, measured in inches per second.
 - ac. "Vibration" means a temporal and spatial oscillation of displacement, velocity, and acceleration in a solid material.
 - ad. "Vibration Velocity Level" (hereinafter "Lv") means ten (10) times the common logarithm of the ratio of the square of the amplitude of the RMS vibration velocity to the square of the amplitude of the reference RMS vibration velocity.
3. Scope and Enforcement. This section, in addition to other ordinances and statutes, shall apply to the control of noise and vibration originating within the City of West Allis. The West Allis Health Department is the primary agency responsible for the enforcement of this section, and the West Allis Police Department may also enforce the provisions of this section. The City of West Allis's policy is to comply with this section in its own operations and in the operations of its contractors and subcontractors.
4. Determining Sound Levels. Sound levels shall be measured using the following procedures:
- a. All persons conducting sound measurements to assess compliance with this section must be trained in the current techniques and principles of sound measurement equipment and instrumentation.
 - b. Sound level shall be measured with a Type 1 or Type 2 sound level meter that shall, as a minimum standard, conform to the specifications of ANSI S1.4-1983 (Revised 2001) with Amendments S1.4A-1995 for Type 1 or Type 2 sound level meters and be capable of both fast and slow meter response.
 - c. The following steps must be followed when preparing to take sound level measurements:
 - i. The sound level meter manufacturer's specific instructions for preparation and use of the sound level meter shall be followed.
 - ii. The sound level meter shall be calibrated periodically, in accordance with the manufacturer's instructions.
 - iii. When outdoor measurements are taken, a windscreen shall be placed over the microphone of the sound level meter in accordance with the manufacturer's instructions.
 - iv. The sound level meter shall be placed at an angle to the sound source, as specified by the manufacturer's instructions, and placed at least four

- (4) feet above the ground. The meter shall be placed so as not to be interfered with during the taking of sound measurements.
 - v. Impulsive noise shall be measured with the sound level meter set for fast meter response; all other noise shall be measured with the sound level meter set for slow meter response.
 - vi. All sound level measurements shall be made using an "A" weighted network of the sound level meter.
- 5. Determining Vibration Levels. Vibration levels shall be measured using the following procedures:
 - a. All persons conducting vibration measurements to assess compliance with this section must be trained in the current techniques and principles of vibration measurement equipment and instrumentation.
 - b. The instrument manufacturer's specific instructions for preparation and use of the instrument shall be followed.
- 6. Maximum Permissible Sound Levels.
 - a. General Limitations. Except as enumerated in Subsection (8) of this section below, in the following zoning districts, the noise emitted from any source of stationary noise shall not exceed the following dB(A) limits at any point beyond one hundred twenty-five (125) feet outside of the real property boundary of the source of the stationary noise or beyond one hundred twenty-five (125) feet of the noise source on public property:

| Sound Pressure Level | | |
|-----------------------------|-------------------------|------------------------------|
| Zone | Time | Decibel (dB(A)) Level |
| Residential, Park District | 10:00 p.m. to 6:59 a.m. | 55 dB(A) |
| | 7:00 a.m. to 9:59 p.m. | 65 dB(A) |
| Commercial, Manufacturing | 10:00 p.m. to 6:59 a.m. | 60 dB(A) |
| | 7:00 a.m. to 9:59 p.m. | 70 dB(A) |

- b. A reduction of five (5) dB(A) will apply to each of the limitations set forth under Subsection (6)(a) for all impulse noises.
 - c. When the ambient level is two (2) dB(A) or more above a noise limitation, a source may add no more than three (3) dB(A) to the ambient level.
- 7. Public Nuisance. Excessive noise and vibration, as defined in this section, is hereby deemed and declared to be a public nuisance and may be subject to summary abatement procedures, as provided in Section 7.03(3) and Section 18.04 of this Code. Such abatement shall be in addition to administrative proceedings, forfeitures, and penalties provided in this section.
- 8. Noise Disturbance Prohibited. No person shall make, continue, or cause to be made or continued, any noise disturbance. No person shall make, continue, or cause to be made or continued any noise which exceeds the noise limitations as set forth in this section.

Unamplified, noncommercial public speaking and public assembly activities conducted at conversational voice levels on any public property or public right-of-way shall be exempt from the operation of this article if such sound is not plainly audible beyond one hundred fifty (150) feet or does not infringe on the legitimate rights of others.

- a. Sound Reproduction Devices. No person shall operate, play, or permit the operation of or playing of any sound reproduction device at night that is plainly audible across a real property boundary. No person shall operate, play, or permit the operation of or playing of any sound reproduction device during the day that is plainly audible from one hundred fifty (150) feet beyond the real property line of the premises from which it emanates or from the source if located in a public street, public park, or other public place.
- b. Sound Amplification Device. No person shall use or operate any sound amplification device, loudspeaker, public address system, or similar device at night that is plainly audible across a real property boundary. No person shall use or operate any sound amplification device, loudspeaker, public address system, or similar device during the day that is plainly audible at a distance of one hundred fifty (150) feet.
- c. Loading and Unloading. No person shall load, unload, open, close, or otherwise handle boxes, crates, containers, building materials, garbage cans, or similar objects at night, in a manner that is plainly audible across a real property boundary.
- d. Domestic Power Tools. No person shall operate or permit the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, leaf blower, or similar device at night.
 - i. This subsection does not apply to snowblowers being used to remove snow that has fallen within the past twenty-four (24) hours.
- e. Tampering. No person shall remove or render inoperative any noise control device, element of design, or noise label of any product other than for the purpose of maintenance, repair, or replacement; no person shall modify or replace any noise control device to increase the sound pressure level of the device.
- f. Multifamily dwellings. No person shall make, continue, or cause to be made or continued any noise disturbance at night that is plainly audible in another occupied space within any multifamily dwelling within the real property boundary.
- g. Places of Public Entertainment. No person shall operate, play or permit the operation or playing of any sound reproduction device, sound amplifier, or similar device, or any combination thereof, which produces, reproduces, or amplifies sound in any place of public entertainment at a sound level greater than one hundred (100) dB(A), as read by the slow response on a sound level meter at any point that is normally occupied by a customer, unless a conspicuous and legible sign which is at least two hundred twenty-five (225) square inches in area is placed outside such place, near each public entrance, stating: "WARNING: SOUND LEVELS WITHIN MAY CAUSE

PERMANENT HEARING IMPAIRMENT."

- h. Train Warning Devices. No person owning or operating any railroad, or any of its agents and employees, shall cause the ringing of any bell or the blowing of any whistle or horn within the City limits on any locomotive under his/her control, except in the event of an emergency to avoid an impending accident or where otherwise permitted by state or federal law.
- i. Motor Vehicles.
 - i. Light Motor Vehicles. No person shall create or cause or permit noise levels from the operation of any motor vehicle of ten thousand (10,000) pounds' gross vehicle weight rating or less, including but not limited to passenger automobiles, light trucks or motorcycles, in excess of eighty (80) dB(A) at any location within the corporate limits of the City of West Allis. Measurement shall be made at a distance of fifteen (15) feet or more from the closest approach of the vehicle.
 - ii. Heavy Motor Vehicles. No person shall create or cause or permit noise levels from the operation of any motor vehicle of more than ten thousand (10,000) pounds' gross vehicle weight rating in excess of eighty-six (86) dB(A) in a zone with a speed limit of more than thirty-five (35) miles per hour. Measurement shall be made at a distance of fifty (50) feet from the closest approach of the vehicle in use.
- iii. Stationary Testing.
 - (1) Light Motor Vehicles. Motor vehicles of ten thousand (10,000) pounds' gross vehicle weight rating or less shall not exceed ninety-five (95) dB(A) at twenty (20) inches in a stationary run-up test. Such tests shall conform to the Society of Automotive Engineers Recommended Practices SAE J1169, a copy of which is on file in the office of the Health Commissioner.
 - (2) Heavy Motor Vehicles. Motor vehicles of more than ten thousand (10,000) pounds' gross vehicle weight rating shall not exceed eighty-eight (88) dB(A) measured at fifty (50) feet in a stationary run-up test. Stationary run-up tests shall conform to the Society of Automotive Engineers SAE Standard J366b, a copy of which is on file in the office of the Health Commissioner.
- j. Refuse Collection Vehicles and Compacting Equipment.
 - i. No person shall collect refuse or permit the collection of refuse with a refuse collection truck at night.
 - ii. No person shall operate or permit the operation of the compacting equipment mechanism of any motor vehicle which compacts refuse at night.
- k. Vibration. No person shall operate or permit the operation of any device or combination of devices that creates vibration which exceeds the amounts listed in the table below, as measured at or across a real property boundary of the premises from which it emanates or from the source if located in a public street,

public park, or other public place.

| Event Frequency | Lv (VdB) |
|--|----------|
| Frequent (more than 70 events per day) | 72 |
| Occasional | 75 |
| Infrequent (less than 30 events per day) | 80 |

9. Exemptions. The provisions of this section shall not apply to the following:

- a. The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work, or the emission of sound brought about by emergency conditions where such sound is a byproduct of activities necessary for the preservation of public safety or the protection of the health, safety and welfare of any person or property.
- b. Warning devices necessary for the protection of public safety, the emission of any noise necessary for the protection of the health, safety, or welfare of person or property or to any noise which is either necessary or required by law.
- c. The operation of authorized emergency vehicles.
- d. Public works projects, at or adjacent to the construction site, as authorized by the United States government, the State of Wisconsin, and/or other political subdivisions.
- e. Limited Exemptions for Construction Noise. The provisions of this section shall not apply to equipment used in commercial construction activities when such equipment has sound control devices no less effective than those provided in the original equipment, a muffled exhaust, and are in compliance with the pertinent standards of the United States Environmental Protection Agency.
 - i. No person shall operate or permit the operation of any equipment used in construction work at night or on Sunday.
 - (1) Emergency Work. The hour limitations in this subsection shall not apply to emergency work.
- f. ~~Parades, duly licensed, pursuant to Section 6.034~~ Special events permitted under section 6.032 of this Code.
- g. Aircraft operations.
- h. Any fireworks display permitted under and operated in compliance with Wis. Stat. Section 167.10.
- i. Any bells or chimes of any building clock, public or private school building, church, synagogue, or other place of religious worship.
- j. ~~Carnivals, duly licensed, pursuant to Section 9.09 of this Code.~~

10. Notice of Violation.

- a. When the ambient noise or vibration level of a noise producing device equals or exceeds the decibel limits provided in this section, the Health Commissioner or his/her designee shall serve a notice, by first-class mail, on the owner and

occupant of the premises that is creating or maintaining the noise. The notice shall be dated, contain a description of the violation, require the person to remove or abate the condition described in the order within the time specified therein, and advise such person of the right to apply for a variance permit and the office or person to whom the variance permit application shall be filed.

- b. For violations of Subsection (8)(a) through (g), officers of the West Allis Police Department may issue a citation without prior notice of the violation.

11. Variance.

- a. Application for Variance Permit. The owner or occupant of the premises may seek a variance from the noise and/or vibration limitations herein. A new or renewal application for a variance from the noise and/or vibration limitations in a zoning district shall be made to the City Clerk. The proper filing of an application shall toll all penalties provided in this section for any such violation until a final decision has been issued on the merits of such application. Such application shall specify the grounds upon which the variance permit is sought and the date by which the source of any excess noise or vibration for which the variance is sought shall be brought into compliance with this section.
- b. Hearing on Variance Permit. Within sixty (60) days of receiving the application for a variance permit, the License and Health Committee shall hold a public hearing. The City Clerk shall serve the variance applicant with notice of such hearing by mail or personal service at least ten (10) days before such hearing. Additionally, the City Clerk shall mail notice of the hearing to property owners within two hundred (200) feet of the affected property at least ten (10) days before such hearing. **[Ord. O-2015-0018, 3/3/2015]**
- c. Procedure at Hearing. If the matter proceeds to hearing before the Committee, the following procedures shall apply:
 - i. The variance applicant shall first present evidence in support of the variance.
 - ii. After the variance applicant rests, any person(s) who claims to be adversely affected by allowance of the variance permit may present evidence in opposition to the variance.
 - iii. After the variance applicant and any person(s) who claims to be adversely affected by allowance of the variance permit rest, the Health Commissioner may present evidence in regard to the variance application.
 - iv. The variance applicant, Health Commissioner, and any person(s) who claims to be adversely affected by allowance of the variance permit may subpoena and present witnesses. All witnesses shall testify under oath or affirmation and shall be subject to cross examination.
 - v. The variance applicant, Health Commissioner, and any person(s) who claims to be adversely affected by allowance of the variance permit shall each be limited to one (1) hour for testimony unless the Chair, subject to approval of the Committee, extends the time to assure a full and fair presentation.
 - vi. Questions by Committee members or the advising City Attorney and

answers to such questions shall not be counted against the time limitations.

- vii. At the close of testimony, the variance applicant, Health Commissioner, and any person(s) who claim to be adversely affected by allowance of the variance permit shall be given a reasonable time to make arguments upon the evidence produced at hearing.

d. Miscellaneous Procedural Matters.

- i. At all stages of the proceedings, the variance applicant and any person(s) who claim to be adversely affected by allowance of the variance permit shall be entitled to appear in person or by an attorney of his or her own expense.
- ii. The Health Commissioner may be represented by a City Attorney.
- iii. The Committee shall be, when required, advised by an advisory City Attorney who shall not be the same individual as the City Attorney representing the Health Commissioner.
- iv. The Chair of the License and Health Committee shall be the presiding officer. The Chair shall direct that oaths and affirmations be administered and subpoenas issued upon request of each person. The Chair shall ensure that an orderly hearing is conducted in accordance with the provisions of this section. The Chair shall rule on objections to the admissibility of evidence. Any ruling of the Chair shall be final unless appealed to the Committee and a majority vote of those members present and voting reverses such ruling.
- v. An audio recording or stenographic record shall be made of all proceedings at the hearing, and the Clerk shall mark and preserve all exhibits and testimony. Any interested party may obtain a copy of the recording or transcript at his or her own expense.

e. Recommendation to the Common Council.

- i. After the close of the hearing, the Committee shall deliberate and reach a decision. Based on the evidence presented at the hearing, the Committee shall recommend to the Common Council whether a variance permit should be issued and under what conditions the Committee finds necessary to protect the public health, safety and welfare, including a schedule for achieving compliance with noise and vibration limitations. In deciding whether to recommend granting the permit, the Committee shall balance the hardship to the applicant, the community, and other persons; the impact on the health, safety, and welfare of the community; the effect on the property in the area; and any other impact that the granting of the variance may have. The Committee shall prepare findings on factual matters, conclusions of law, and a recommendation on what action, if any, should be taken with regard to the license(s) at issue. The report shall be filed with the City Clerk/Treasurer within twenty (20) days, and the Clerk shall mail a copy of the report to the last-known address of the variance applicant, Health Commissioner, and any person(s) who claim to be adversely

affected by the allowance of the variance permit. The findings and recommendations shall be distributed to each member of the Common Council.

- ii. The variance applicant, Health Commissioner, and any person(s) who claim to be adversely affected by the allowance of the variance permit may file a written statement or response to the findings and recommendation, including objections, exceptions, and arguments of fact and law. A written statement must be filed with the City Clerk/Treasurer before the close of business on a day that is at least three working days prior to the date set for determination by the Common Council. Copies of written statements shall be provided to each member of the Common Council at least twenty-four (24) hours before any vote on the matter is scheduled before the Common Council.

f. Common Council Determination.

- i. Not less than five (5) working days prior to the matter being scheduled before the Common Council, the Clerk/Treasurer shall notify the variance applicant and any person(s) who claim to be adversely affected by the allowance of the variance permit by United States first-class mail, postage prepaid, sent to the last known address, that the Common Council will convene to determine the matter.
 - ii. Unless an Alderperson states that he/she has not read the findings and recommendations, and written statements, if any, the matter shall proceed to debate amongst members of the Common Council. Neither the variance applicant nor any person(s) who claim to be adversely affected by the allowance of the variance permit shall be permitted to make oral arguments.
 - iii. The Common Council shall determine by a majority vote of those in attendance and voting whether to adopt the recommendation of the Committee or make such modification as is deemed appropriate. Such vote shall be a roll call vote, and such hearing shall constitute the final determination of the matter. The Clerk/Treasurer shall notify the variance applicant and any person(s) who claim to be adversely affected by the allowance of the variance permit by United States first-class mail, postage prepaid, sent to the last known address, of the Common Council's decision.
- g. The permit, if granted, shall contain a time limit for such activity. Variances exceeding two (2) years may be granted only in exceptional cases, including those for which, in the opinion of the Committee, control technology is unavailable or available only at a prohibitive cost. Noncompliance with any conditions imposed on the variance shall terminate the variance and subject the person or corporation holding it to those provisions of this section for which the variance permit was granted.
- h. Extension and Modification. Application for extension of time limits or

modification of other conditions specified in the variance permit shall be treated like applications for an initial variance, except that the Common Council must find that the need for such extension or modification clearly outweighs any adverse impacts of granting the extension or modification.

i. Judicial Review. Any party to a proceeding resulting in a final determination may seek review thereof by certiorari within thirty (30) days of receipt of the final determination.

i. If review is sought of a final determination, the record of the proceedings shall be transcribed at the expense of the person seeking review. A transcript shall be supplied to anyone requesting the same at the requester's expense.

12. Penalties. Any person violating any provision of this section shall, upon conviction, be subject to a forfeiture of not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) for each offense, together with the costs of prosecution. In default of payment thereof, the person shall be imprisoned in the Milwaukee County House of Correction until such forfeiture and costs are paid, but not more than the number of days set forth in Section 800.095(1)(b)1 of the Wisconsin Statutes. Each day that any violation continues shall be considered a separate offense.
13. Severability. If any provision, clause, sentence, paragraph, or phrase of this section or the application thereof to any person or circumstances is held, for any reason, by a court of competent jurisdiction, to be invalid or unconstitutional, such decision shall not affect the validity of other provisions or applications of the provisions of this section which can be given effect without the invalid provision or application, and to this end, the provisions of this section are declared to be severable.

[Ord. 6225, 4-11-1996; Ord. O-2006-0030, 6-6-2006; Ord. O-2013-0047, 11-19-2013]

SECTION 6: **AMENDMENT** “9.18 Direct Sellers And Solicitors” of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

9.18 Direct Sellers And Solicitors

1. Statement of Purpose.

a. The intent of this ordinance is to assist in ascertaining that the direct seller and solicitor is fair in dealing with all persons, and to assist in the event that the seller's or solicitor's conduct may threaten the health, safety or welfare of the citizens of West Allis.

b. Findings of Fact. It is found and declared that:

- i. The primary purpose of the public streets and sidewalks is for use by vehicular and pedestrian traffic;
- ii. Reasonable regulation of direct sale and solicitation is necessary to

protect the public health, safety and welfare.

- iii. The regulations contained in this ordinance do not prohibit pure speech by any person, but merely regulate the activities of any persons which is commercial in nature.

2. Definitions. In this ordinance:

- a. "Charitable Organization" shall mean any patriotic, philanthropic, social service, welfare, benevolent, educational, civic or fraternal, person, partnership, association or corporation.
- b. "Clerk" shall mean the City Clerk/Treasurer.
- c. "Contributions" shall mean and include the words alms, food, clothing, money, property, financial assistance or other thing of value. A contribution, as defined herein, shall also include a sale or offer to sell any book, card, magazine, membership, merchandise, subscription, ticket or other thing in connection with which an appeal is made of any charitable or religious purpose.
- d. "Direct Sellers" means any individual who, for him/herself, or for a partnership, association or corporation, sells goods or services, or takes sales orders for the later delivery of goods or services, at any location other than the permanent business place or residence of said individual, partnership, association or corporation, and shall include, but not be limited to, peddlers, solicitors and transient merchants. The sale of goods includes donations or contributions, whether direct or indirect, required by the direct seller for the retention of goods by a donor or prospective customer.
- e. "Goods" shall include personal property of any kind and shall include goods provided incidental to services offered or sold.
- f. "Hawker" means any person who publicly displays, exposes for sale or offers for sale any goods or services from, upon or in any vehicle, nonpermanent structure or in the open, upon any property of which he is not the legally permitted occupant, including public property.
- g. "Permanent Merchant" means a direct seller who, for at least six (6) months prior to the consideration of the application of this ordinance to said merchant, has continuously operated an established place of business in this City with a business occupancy permit or has for six (6) months resided in this City and legally does business from said residence.
- h. "Permanent business place" shall mean and include any one or more of the following:
 - i. A fixed location for which a business occupancy permit has been issued, pursuant to the Building and Zoning Codes, and that the person operating the place of business intends to become a permanent merchant of the City, or
 - ii. A residence, located in this City, from which a business is lawfully operated, or
 - iii. A location in the Farmers Market, or
 - iv. Wisconsin agricultural producers who are selling their own products.
- i. "Person" shall mean any individual, firm, partnership, corporation, company, association, church, religious sect, religious denomination, society, organization

or league, or one purporting to be.

- j. "Residential premises" shall mean a building or portion of a building used for residential purposes, including the real estate upon which any such building is located, provided that the predominant use of the real estate is for residential purposes.
- k. "Solicit" and "solicitation" shall mean and include any one or more of the following:
 - i. Selling or offering for sale or taking or attempting to take orders for the sale of goods or services of any kind, character or description, primarily for personal, family or household purposes;
 - ii. Selling or offering for sale or taking or attempting to take orders for books, magazines, periodicals, newspapers and every other type or kind of publication;
 - iii. Requesting, directly or indirectly, contributions on the plea or representation that such contributions will be used for a charitable or religious purpose.

3. Regulation of Direct Sellers.

- a. Permit Required. No direct seller shall engage in such business within the City without first obtaining a permit from the City Clerk/Treasurer.
- b. Application. An applicant for a permit under this section shall file with the City Clerk/Treasurer a sworn application in writing on a form provided by the City Clerk/Treasurer which shall give the following information:
 - i. Name, address and telephone number of the applicant (temporary and permanent).
 - ii. Name, address and telephone number of the person, firm association or corporation that the direct seller represents or is employed by, or whose goods are being sold.
 - iii. Nature of the business to be conducted and a brief description of the goods offered and any service offered.
 - iv. The location from which the business will be conducted and the proposed dates and times.
 - v. Make, model and license number of any vehicle to be used by the applicant in the conduct of the business.
 - vi. Last municipalities, not to exceed three (3), where the applicant conducted similar business.
 - vii. Statement as to whether the applicant has been arrested or convicted of any crime or ordinance violation related to applicant's direct sellers business within the last five (5) years, together with the nature of the offense and the place of conviction.
 - viii. Proof of a state certificate of examination and approval from the sealer of weights and measures where applicant's business requires use of weighing devices approved by state authorities.
 - ix. Proof of a retail food permit issued by the West Allis Health Department where the applicant's business involves the handling of food.

- x. Where the sale of tangible personal property is involved, proof of a retail sales tax permit as required by § 77.52 of the Wisconsin Statutes.
- c. Permit Fee. A nonrefundable permit fee of fifty dollars (\$50.00) shall be paid to the City Clerk/Treasurer at the time of application. If the permit is granted, as set forth in Section 9.18(3)(d), it shall be valid for a period of sixty (60) days from the date of issuance unless sooner revoked, pursuant to Section 9.18(10) [Ord. O-2009-0033, 11/3/2009]
- d. Investigation/Disapproval.
 - i. Upon receipt of an application and fee, the City Clerk/Treasurer may refer the application to the Chief of Police. The Chief of Police may make an investigation of the statements made in the application.
 - ii. If, as a result of such investigation, the Chief of Police discovers that any representation on the application contains a material omission or inaccuracy, or the Chief is of the opinion that the applicant is not a fit person to conduct such sales, the Chief of Police shall disapprove the application and return it to the City Clerk/Treasurer along with the reason(s) for disapproval. Upon return of the disapproved application, the City Clerk/Treasurer shall notify the applicant that the permit has been denied, along with the reasons therefor.
 - iii. Issuance. If the City Clerk/Treasurer does not send the application to the Chief of Police, or if the Chief of Police returns an application without a disapproval, the City Clerk/Treasurer shall then issue a permit to the applicant. The permit shall be carried by the direct seller at all times he or she is engaged in direct selling and shall contain the name of the permittee, the date of issuance and expiration and permit number. The direct seller is required to display the permit to a police officer at all times the person is engaged in direct selling.
- 4. Special Event Direct Sellers.
 - a. Definition. A special event direct seller means any individual who, for him/herself, or for a partnership, association or corporation, sells goods ~~at or along a parade or street~~ within the boundaries of a special event for which a permit has been issued, pursuant to Section ~~6.031~~ 6.032.
 - b. Permit required. No person may operate as a special event direct seller without first obtaining a permit badge. The permit badge shall be valid only for the duration of the special event.
 - c. Application. No person may operate as a special event direct seller without first obtaining a permit badge. The permit badge shall be valid only for the duration of the special event.
 - d. Fee. A fee of twenty-five dollars (\$25.00) shall be paid to the City Clerk/Treasurer at the time of application. Upon submission of a completed application and the permit fee, the City Clerk/Treasurer shall issue a permit badge. Said badge shall be individually numbered and shall identify which event the permit is valid for.

~~Editor's Note: Ord. O-2009-0033, 11/3/2009~~

e. Any person engaged in special event direct selling shall wear the permit badge in a conspicuous place and display it to a police officer upon request.

~~f. No person engaged in special event direct selling shall violate the provisions of Section 6.031(11)(c), nor shall any display or sale of merchandise or goods occur in or upon any street along the parade or street event route. "Street," for purposes of this provision, means the pavement between the curblines. No special event direct seller may display or sell goods upon a roadway during a special event that is a parade.~~

5. Regulation of Hawking.

- a. Permit required. No person may operate as a hawker without first obtaining a permit. A permit shall be valid for a sixty (60) day period from the date of issuance, unless sooner revoked pursuant to Section 9.18(a).
- b. Application. An applicant for a permit under this section shall file with the City Clerk/Treasurer a sworn application in writing on a form provided by the City Clerk/Treasurer which shall give the following information:
 - i. The information required of direct sellers in Section 9.18(3)(b).
 - ii. Proof of written permission from the owner or tenant of the property, public or private, upon which the business will be conducted, that the applicant may conduct such business on the premises. Such written permission shall include the name, address and telephone number of the owner or tenant.
 - iii. Proof that adequate toilet facilities are available to the employees and patrons of the Hawker, together with hours of accessibility. Portable or temporary toilet facilities are not adequate.
- c. Zoning. No hawker may display, offer for sale or sell any goods or services in a zoning district where such a use is not permitted.
- d. Permit Fee. A non-refundable permit fee of fifty dollars (\$50) shall be paid to the City Clerk/Treasurer at the time of application.
- e. Investigation.
 - i. Upon receipt of an application and fee, the City Clerk/Treasurer shall refer the application to the Chief of Police and the Building Inspector. The Chief shall make an investigation of the statements made in the application. The Building Inspector shall investigate the proposed site to determine whether secs. 9.18(5)(b) and (c) have been complied with.
 - ii. If, as a result of such investigation, the Chief of Police discovers that any representation on the application contains a material omission or inaccuracy, or the Chief is of the opinion that the time and location of the sale is likely to disturb the public peace or traffic flow, or that the applicant is not a fit person to hold a permit, the Chief shall disapprove the application and return it to the City Clerk/Treasurer along with the reason(s) for disapproval.
 - iii. If the Building Inspector discovers that the provisions of secs. 9.18(5)(b) and (c) have not been complied with, he shall disapprove the application and return it to the City Clerk/Treasurer along with the

- reason(s) for disapproval.
- iv. Upon return of the disapproved application, the City Clerk/Treasurer shall notify the applicant that issuance of a permit has been denied, along with the reasons therefor.
 - f. Issuance. If the investigation of the Chief of Police and Building Inspector is found to be satisfactory, the Chief of Police and Building Inspector shall approve the application and return it to the City Clerk/Treasurer. The City Clerk/Treasurer shall then issue the permit which shall contain the name of the permittee, the location of the business, the kinds of goods to be sold, the date of issuance and expiration and the permit number.
6. Appeal. Any person denied a permit may appeal the denial to the License and Health Committee of the Common Council, pursuant to Section 2.48(5) of the Revised Municipal Code.
7. Exemptions. The following are exempt from the permit and registration provisions of this ordinance:
- a. Any person renting space at the Farmers Market under Section 11.14 of the Revised Municipal Code.
 - b. Any person selling goods at wholesale to dealers in such goods.
 - c. Any person selling agricultural products which such person has grown.
 - d. Any person delivering newspapers, fuel, dairy products, bakery goods or similar goods to regular customers on established routes.
 - e. Any permanent merchant engaged in a transaction initiated by the buyer specifically requesting a home visit.
 - f. Any person selling or offering for sale a service unconnected with the sale or offering for sale of goods.
 - g. Any person holding a sale required by statute or by order of any court and any person conducting a bona fide auction sale pursuant to law.
 - h. Any employee, officer or agent of a charitable organization who engages in direct sales for or on behalf of said organization; provided, that there is submitted to the Clerk proof that such charitable organization is registered under sec. 440.41 of the Wisconsin Statutes.
 - i. Any person exempt by sec. 440.51 of the Wisconsin Statutes.
8. Prohibited Practices.
- a. No person engaged in direct selling shall misrepresent or make false, deceptive or misleading statements concerning the quality, quantity or character of any goods offered for sale or the organization he/she represents. A charitable organization direct seller shall specifically disclose, upon request, what portion of the sale price of goods being offered will actually be used for the charitable purpose for which the organization is soliciting. Said portion shall be expressed as a percentage of the sale price of the goods.
 - b. No direct seller shall make any loud noises or use any sound amplifying device to attract customers if the noise produced is capable of being plainly heard outside a one hundred (100) foot radius of the source.
 - c. No seller shall allow rubbish or litter to accumulate in or around the area in which he/she is conducting business.

- d. No Hawker shall conduct his business upon City property within the City without first obtaining permission to engage in such business.
- e. No Hawker shall conduct his business upon the property of another in which he is not the legally permitted occupant, without written permission from the owner of such property.
- f. No direct seller shall conduct his business in such a way as would restrict or interfere with the ingress or egress of the abutting property owner or tenant, or create or become a public nuisance, increase traffic congestion or constitute a hazard to traffic, life or property or an obstruction to adequate access by fire, police or sanitation vehicles.
- g. No direct seller shall solicit or conduct business with persons in motor vehicles.
- h. No direct seller shall solicit without first complying with the laws of this state and all other relevant provisions of the Revised Municipal Code of the City of West Allis.
- i. No Hawker may engage in displaying or selling goods or services at a location other than the location set forth in the permit.
- j. No person shall engage in direct selling at any residential premises or other place where a sign is displayed bearing the words "No Peddlers," "No Solicitors" or words of similar meaning.
- k. No person shall engage in direct selling at any residential premises or upon any other premises, after having been asked by the owner or occupant thereof to leave such premises or residence.
- l. There shall be no direct selling or solicitation upon any residential or other premises between the hours of 9 p.m. and 9 a.m., except by appointment.
- m. Not more than two (2) individuals shall engage in direct selling upon any premises for the same goods or services, or for the same religious or charitable purposes. Each individual member of a group engaged in solicitation in violations of this provision shall be deemed to have violated such provision.
- n. No person shall make more than one solicitation call at the same residential premises for identical goods or services or for the same religious or charitable purposes within any consecutive thirty (30) day period, without receiving a prior invitation thereof from the occupant of any such premises. This provision shall be construed to include solicitation upon the same premises by employees, agents or representatives of any person more than once during the aforesaid period without a prior invitation as herein provided.
- o. No person engaged in solicitation shall, at the time of initial contact with a prospective customer or donor, fail to verbally identify himself and the purpose of the solicitation.
- p. No person engaged in solicitation shall misrepresent the purpose of his solicitation or use any false, deceptive or misleading representation to induce a sale or contribution, or use any plan, scheme or use which misrepresents the status or mission of the person.
- q. No person engaged in making a solicitation shall violate any of the provisions of the Wisconsin Administrative Code, Section Ag121, concerning Referral

Selling Plans, and Ag122 concerning Chain Distributor Schemes, the provisions of which are hereby adopted by reference and made a part hereof with the same force and effect as if more fully set forth herein.

- r. No person shall sell or solicit agricultural goods within a three-hundred-foot radius of the Municipal Market during the hours that said market is open for business.
- s. No solicitation shall be made at a rear door of a residence that has a usable front entrance.
- t. No person or corporation shall engage in selling or offering for resale any admission tickets to the Wisconsin State Fair for an amount greater than the face value of the ticket within 500 feet of the Wisconsin State Fairgrounds as designated on the City of West Allis Zoning Map. This prohibition includes holders of a direct seller's permit. **[Ord. No. O-2009-0018, 6/16/2009]**
 - i. Penalty. Any person or corporation in violation of this subsection shall, upon conviction, be subject to a forfeiture of not less than five hundred dollars (\$500.) and not more than one thousand dollars (\$1,000.), together with the costs of prosecution, and, in default of payment thereof, shall be confined in the House of Correction of Milwaukee County until the forfeitures and costs have been paid, but not more than the number of days set forth in sec. 800.095(4) of the Wisconsin Statutes. Each and every day that an offense continues shall constitute a separate offense.
- u. No person, corporation, or other entity shall, during the dates established for the Wisconsin State Fair by the State Fair Park Board under Section 42.01 of the Wisconsin Statutes, engage in any direct selling under this section within an area bounded by the north City limits, the east side of South 84th Street, the north side of West Greenfield Avenue and the west side of South 77th Street. The center line of each designated street or avenue shall constitute the outer edge of the boundary. **[Ord. O-2011-0020, 6/21/2011]**

9. Disclosure Requirements.

- a. If any sale of goods is made by a direct seller, or any sales order for the later delivery of goods is taken by the seller at residential premises, the buyer shall have the right to cancel said transaction if it involves the extension of credit or is a cash transaction of more than twenty-five dollars (\$25.), in accordance with the procedure as set forth in secs. 423.202 and 423.203 of the Wisconsin Statutes.
- b. If the direct seller takes a sales order at a residential premises for the later delivery of goods, he/she shall, at the time the order is taken, provide the buyer with a written statement containing the terms of the agreement, the amount paid in advance, whether full, partial or no advance payment is made, the name, address and telephone number of the seller, the delivery or performance date and whether a guarantee or warranty is provided and, if so, the terms thereof.
- c. It shall be the responsibility of each solicitor to display or have available, upon demand, evidence of compliance with any license, inspection, registration or permit requirement provided for under the laws and administrative regulations

of this state and the provisions of the Revised Municipal Code of the City of West Allis. Any police officer or other authorized official of the City shall have the right to request evidence of compliance with the above provisions requiring any license, inspection, registration or permit.

10. Revocation.

- a. The permit of a hawker or direct seller, may be revoked by the License and Health Committee after notice and hearing, if the holder made any material omission or materially inaccurate statement in the application, made any fraudulent, false, deceptive or misleading statement or representation in the course of engaging in direct sales, violated any provision of this section or was convicted of any crime or ordinance or statutory violation which is directly related to the permittee's fitness to engage in direct selling.
- b. Written notice of the hearing shall be served personally on the permittee at least seventy-two (72) hours prior to the time and place of hearing and a statement of the acts upon which the hearing will be based.

11. Penalty.

- a. Any person convicted of violating any provisions of this ordinance shall forfeit not less than fifty dollars (\$50.) nor more than five hundred dollars (\$500.) for each violation, together with the costs of prosecution and, in default of payment thereof, the defendant's operating privileges shall be suspended pursuant to sec. 343.30 and 345.47 of the Wisconsin Statutes, or by imprisonment in the Milwaukee County House of Correction until such forfeiture and costs are paid, but not in excess of the number of days set forth in sec. 800.095(4) of the Wisconsin Statutes.

12. Severance Clause. The provisions of this ordinance are declared to be severable and, if any section, sentence, clause or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this ordinance; they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

[Ord. 6125, 9/20/1994; Ord. 6185, 9/19/1995; Ord. 6312, 5/6/1997]

SECTION 7: AMENDMENT “12.10 General Provisions” of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

12.10 General Provisions

1. Interpretation, Purpose and Conflict. In both interpretation and application, the provisions of this Subchapter shall be held to be the minimum requirements adopted for promoting the general health, safety, convenience and welfare of the residents of the

Whenever the regulations imposed by this Subchapter require a greater width or size of yards, courts or other open spaces, or require a lower height of building or less number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required in any state statute or other City ordinance or regulation, the provisions of this Subchapter shall govern. Wherever the provisions of any State Statute or other City ordinance or regulation require a greater width or size of yards, courts or other open spaces, or require a lower height of building or less number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by the regulations of the Subchapter, the provisions of such Statute or ordinance or regulation shall govern.

This Subchapter is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this Subchapter are more restrictive or impose higher standards or requirements than such easements, covenants or other private agreements, the requirements of this Subchapter shall govern.

2. Accessory Buildings. Accessory buildings are permitted as a matter of right in all of the Zoning Districts established under this Subchapter. Such buildings are, however, subject to all applicable general and specific regulations set forth in this Subchapter. The following shall apply to residential uses.

- a. No accessory building, unless an integral part of the main building, shall be erected, altered or moved within ten (10) feet of the nearest wall of the main building, or within sixty (60) feet of the front lot line, or within three (3) feet of a side or rear lot line, or within five (5) feet of any alley line.
- b. Accessory buildings may not encroach upon the side yard adjacent to the street of a corner lot, nor upon the rear yard of a through lot.
- c. No accessory building shall exceed fifteen (15) feet in height.
- d. Overhanging roof eaves projecting into required setbacks as listed hereafter will not be considered an obstruction. **[Ord. O-2006-0013, 4/4/2006]**

- Side or rear yard setback, two (2) feet.
- Alley setback, two (2) feet.
- Corner or through-lot setback, two (2) feet.

- e. (Reserved)

- f. Area and Height. **[Ord. O-2014-0036, 6/17/2014; Ord. O-2019-0017, 6/4/2019]**

- i. Garage(s) shall not exceed one thousand (1,000) square feet in total area.
- ii. Detached garage(s) may be built up to eighteen (18) feet in height above grade, but shall not exceed the height of the principal dwelling.
- iii. No garage (attached or detached) shall exceed the height of the principal dwelling.
- iv. Wall height of detached garages shall not to exceed ten (10) feet.
- g. A storage shed may not exceed one hundred fifty 50 square feet in area or 12

feet in height and may not have a door greater than five (5) feet in width. **[Ord. O-2014-0036, 6/17/2014]**

h. A residential accessory building may not exceed one hundred fifty (150) square feet in area and may not exceed twelve (12) feet in height. **[Ord. O-2014-0036, 6/17/2014]**

3. Control Over Use. No building or premises shall be used, in whole or in part, except in accordance with the provisions of this Subchapter, as specified for the Zoning District in which any such building or premises is located.
4. Control Over Bulk. All new buildings and structures shall conform to the bulk requirements established in this Subchapter for the Zoning District in which each building or structure is located.

No existing building or structure shall be enlarged, reconstructed, structurally altered, converted or relocated in such a manner as to conflict with, or if already in conflict, in such a manner as to further conflict with, the bulk regulations of this Subchapter for the Zoning District in which such building or structure is located.

5. Building Must Be On a Lot. Every building hereafter erected or structurally altered shall be located on a lot and there shall be no more than one main building on a lot except in the case of those lands developed under the provisions of the Planned Development District Section of this Subchapter. In case of doubt, or in any question of interpretation of this Subchapter, the decision of the Building Inspector shall be final.
6. Existing Buildings and Uses. All buildings and structures erected, all uses established, and all structural alterations and relocations of existing buildings and structures occurring after the effective date of this Subchapter or any amendment thereto shall be subject to the regulations of this Subchapter, as amended for the Zoning Districts in which such building, structures or uses are located.

However, where a building permit has been issued in accordance with all other applicable regulations prior to the effective date of this Subchapter or any amendment, the permitted building or structure may be completed in accordance with the permit, as issued, and may be occupied for the originally intended use, subject to the regulations governing that use.

7. Unoccupied Lots. Where a lot is to be occupied for a permitted use without buildings or structures, side yard and front yard requirements normally associated with the Zoning District in which the lot is located shall be maintained, unless otherwise stipulated in this Subchapter, except that side yards shall not be required on lots used for garden purposes without buildings or structures or on lots used for public recreational purposes.
8. Yards Apply to Only One Building. No required yard or other open space around an existing building shall be considered as providing a yard or open space for any other building or for any other lot on which a building may be erected.

Furthermore, yards and other open spaces required under this Subchapter shall be located on the same lot as the principal building, structure or use and shall meet all minimum width, depth and area requirements set forth in this Subchapter for the Zoning District within which it is located.

9. Residential Side Yard Requirements - Corner Lots. In the case of a lot in a residential Zoning District where the side yard adjoins a street, that side yard shall be at least the minimum width required under that Zoning District, except for lots platted and recorded prior to the passage of this Subchapter. For lots platted and recorded prior to the passage of this Subchapter which are forty (40) feet or less in width, dwellings and garages of less than twenty-four (24) feet in width are permitted, however, all other bulk requirements shall be met. **[Ord. O-2003-0014, 2/18/2003]**
10. Permitted Obstructions in Required Yards. Structures are permitted to be located in required yards in accordance with the following table: **[Ord. 6628, 9/17/2002; Ord. O-2003-0012, 2/18/2003; Ord. O-2014-0036, 6/17/2014]**

| Permitted Structures | | | |
|---|------------------|------------|------------|
| Structure | Front Yards | Side Yards | Rear Yards |
| Accessory Buildings (garages, sheds, gazebos, etc.) | See RMC 12.10(2) | | |
| Air conditioning equipment, but in no case closer than one (1) foot to a lot line | | X | X |
| Antennas, Radio, Television (see Sec. 12.21 of the RMC) | | X | X |
| Arbors and trellises | X | X | X |
| Awnings | X | X | X |
| Basketball hoops, but in no event closer than three (3) feet from the side yard property line | X | X | X |
| Bay windows, but not exceeding five percent (5%) of the yard area and projecting not more than three (3) feet into the yard, but in no event closer than eighteen (18) inches to a lot line | X | X | X |
| Canopies | X | X | X |
| Chimneys, attached to the main building, not exceeding five percent (5%) of the yard area and projecting not more than three (3) feet into the yard, but in no event closer than eighteen (18) inches to a lot line | X | X | X |
| Compost areas (see Sec. 7.05(5) of the RMC) | | X | X |
| Dog houses and kennels, no closer than | | | |

| | | | |
|---|---|---|---|
| five (5) feet to a lot line | | | X |
| Fences and walls (see Secs. 13.30 and 13.31 of the RMC) | | X | X |
| Flag poles | X | X | X |
| Open accessory off-street parking spaces (see Secs. 12.19 and 12.20 of the RMC) | X | X | X |
| Overhanging roof eaves (main building) not more than three (3) feet | X | | |
| Overhanging roof eaves (main building) not more than one (1) foot | X | X | X |
| Patios and terraces | X | X | X |
| Platforms, not exceeding fifteen percent (15%) of the yard area and which cannot be used for lodging purposes, and no closer than ten (10) feet to the front lot line and three (3) feet to the side lot line | X | X | X |
| Porches, open or enclosed, not exceeding fifteen percent (15%) of the yard area and which cannot be used for lodging purposes, and no closer than ten (10) feet to the front lot line and three (3) feet to the side lot line | X | X | X |
| Recreational equipment no closer than five (5) feet from a side or rear property line as follows: | | | |
| i. Ramps, halfpipes or other structures which may be used for skateboards, roller blades, skis, snowboards, bikes or other similar activities | | | X |
| ii. Trampolines | | X | X |
| iii. Playground equipment and structures (swing sets, jungle gyms, tree houses) | | X | X |
| Refuse containers (one- and two-family uses or as allowed by Plan Commission per RMC 12.13) | | X | X |
| Retaining walls | X | X | X |
| Signs (see Sec. 13.21 of the RMC) | X | X | X |

| | | | |
|---|---|---|---|
| Sills, belt courses, cornices and ornamental features of the principal building projecting not more than eighteen (18) inches into a yard | X | X | X |
| Steps, usual and their appurtenances | X | X | X |
| Swimming pools, but in no event closer than three (3) feet to lot line | | X | X |
| Landscaping, including trees, shrubs and flowers | X | X | X |
| Yard decorations (usual lawn, holiday and ornamental lighting) | X | X | X |

All permitted structures shall be erected, constructed and maintained in accordance with this Subchapter and all other applicable City ordinances.

11. Exemptions for Public Premises. The regulations established in this Subchapter shall not apply to City premises, provided that a proposed development plan is submitted to the City Plan Commission for review and report to the Common Council, as required by Sec. 62.23 of the Wisconsin Statutes.
12. Schools; Accessory Uses. Public and private elementary and high school buildings may be used for other education, including adult and college level instruction, recreation and civic purposes, provided that the principal use of any such building is for public and private elementary or high school education purposes.
13. Root River Flood Control District. Within the area shown and designated on the Official Zoning Map as the Root River Flood Control District, no building or structure shall be erected, no existing building or structure shall be structurally altered, no building or structure shall be moved into the said area and no use of land shall be made except, in addition to all other applicable regulations of this Subchapter, in compliance with the specific regulations of the Root River Flood Control District. The regulations of the Root River Flood Control District shall be construed as supplementary to the regulations imposed on the same lands by any underlying zoning regulations. When flood control and underlying zoning regulations conflict, the most restrictive regulations shall govern.
14. The Building Inspector and Director of Development or their designees shall administer and enforce the provisions of this Subchapter. **[Ord. O-2015-0010, 2/3/2015]**
15. The restrictions on outdoor sales shall not apply to licensed activities under Sections 7.041; ~~9.09~~, and 9.265 of the Revised Municipal Code. **[Ord. O-2012-0027, 8/7/2012]**

SECTION 8: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 10: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|------------|------------|---------------|----------------|
| Ald. Angelito Tenorio | _____ | _____ | _____ | _____ |
| Ald. Vince Vitale | _____ | _____ | _____ | _____ |
| Ald. Tracy Stefanski | _____ | _____ | _____ | _____ |
| Ald. Marty Weigel | _____ | _____ | _____ | _____ |
| Ald. Suzzette Grisham | _____ | _____ | _____ | _____ |
| Ald. Danna Kuehn | _____ | _____ | _____ | _____ |
| Ald. Thomas Lajsic | _____ | _____ | _____ | _____ |
| Ald. Dan Roadt | _____ | _____ | _____ | _____ |
| Ald. Rosalie Reinke | _____ | _____ | _____ | _____ |
| Ald. Kevin Haass | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis



WEST ALLIS POLICE DEPARTMENT

Patrick S. Mitchell
Chief of Police

Robert Fletcher
Deputy Chief of Police

Christopher Marks
Deputy Chief of Police

February 8, 2021

To: Mayor Dan Devine

License and Health Committee:

Aldersperson Vincent Vitale (Chair)
Aldersperson Suzzette Grisham (Vice-Chair)
Aldersperson Rosalie Reinke
Aldersperson Daniel J. Roadt
Aldersperson Tracy Stefanski
Assistant City Attorney Nicholas Cerwin

The following is a summary of reported incidents involving licensed businesses, including reported tavern violations and calls for police service during the month of January 2021:

INCIDENT REPORTS:

CASE#21-000022 – 01/01/2021 – 0433hrs. – Uncle Festers – 5732 W. Mitchell St.

Caller: Anonymous

Officer Vanden Boogard Reports....

On 01/01/21 at approximately 0433hrs, officers responded to Uncle Festers for loud patrons outside. Upon Officer Brockmann arriving to the scene, he heard yelling coming from inside the bar and a loud crowd of patrons inside near the front door. Initially it was believed a fight was occurring, however it was determined the bartender was yelling for patrons to leave in order to close the bar. Contact was made with both bartenders, Julio A. Crespo M/W [REDACTED] and Judith L. Torres F/W [REDACTED]. Neither had a bartending license and all patrons were ordered out of the establishment. A citation will be mailed to the bar owner, Timothy E. Wergin M/W [REDACTED] and a tavern report was generated.

CASE#21-000101 – 01/02/2021 – 0113hrs. – Buzzards Nest – 6000 W. Mitchell St.

Caller: Jesse R. Torres

Officer Vanden Boogard Reports....

On 01/02/21 at approximately 0113hrs, Jesse R. Torres, M/W [REDACTED], was receiving medical treatment at AWAMC after he was bit by a dog while inside of Buzzard's Nest tavern at 6000 W. Mitchell St. The injury consisted of a small puncture wound on the back left leg and did not require stitches. Investigation revealed the owner, Lawrence E. Pryor M/W [REDACTED], had his



WEST ALLIS POLICE DEPARTMENT

Patrick S. Mitchell
Chief of Police

Robert Fletcher
Deputy Chief of Police

Christopher Marks
Deputy Chief of Police

three dogs inside the establishment during the incident. Video was obtained and the rabies quarantine order was issued to Pryor. A tavern report was also completed.

CASE#21-000267 – 01/04/2021 – 0105hrs. – Z's Bar – 6309 W. National Ave.

CALLER: Davianna A. Rodriguez

Cpl. Sayeg Reports...

On 01/04/21 at approximately 0105 hours while on patrol at S 59 St and W Lapham St, I was flagged down by a Davianna A. Rodriguez F/W [REDACTED]. Rodriguez said she was at Z's bar, 6309 W National Avenue, where she got into an altercation with a group of Native American males. Investigation determined Rodriguez followed this group to this location where she alleged they fired a gun at her. I was at the location at the time of the alleged incident and saw both Rodriguez vehicle and the black Escalade. I did not hear or see any gun shots and no casings were recovered. Report for record was filed.

CASE#21-000589 – 01/07/2021 – 0231hrs. – Spot Lite – 6426 W. Greenfield Ave.

CALLER: Jerud G. Sagorac

Officer Stuetgen Reports...

On 01/07/21 at 0231hrs. Officers responded to the Spot Lite at 6426 W. Greenfield Ave for a subject who was shot. Officers located victim, Jerud G. Sagorac [REDACTED] who was shot several times. Sagorac was conveyed to Froedtert for medical treatment. Further investigation led to the arrest of Terrance D. Phipps M/B [REDACTED] who was charged by the Milwaukee County DA's Office with Attempted 1st Degree Intentional Homicide and Felon in Possession of a Firearm.

CASE#21-001208 – 01/12/2021 – 2127hrs. – Spot Lite – 6426 W. Greenfield Ave.

CALLER: Edward D. Bomback

Officer Poklasny Reports...

On 01/12/21 at 2127hrs. Officers responded to The Spot Lite, located at 6426 W Greenfield Ave for a trouble call involving multiple subjects fighting. Investigation revealed the bartender was attacked by two exotic entertainers, "Venus" and "Stormy," after creating a disturbance and refusing to leave. During the altercation the bartender suffered an abrasion to her arm and additional property was broken. The exotic entertainers, identified as Jazmin J. Walker F/B [REDACTED] and Orlandrea A. Bates F/B [REDACTED] were each arrested and cited for disorderly



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conduct and criminal damage to property. Orlandrea received an additional citation for battery, resisting an officer, and possession of marijuana. Both parties were later released.

CASE#21-001610 – 01/16/2021 – 1905hrs. – Tap City – 7207 W. National Ave.

CALLER: N/A

Officer Maxwell Reports...

On 01/16/21 at approximately 1905hrs, a traffic stop was conducted on a '03 Ford bearing WI Reg [REDACTED] in the 7400BLK of W. Orchard St. The vehicle was observed leaving Tap City without headlights illuminated. Contact was made with the driver and sole occupant Michael A. Schwebke (M/W DOB [REDACTED]). Further investigation led to Michael being arrested for OWI 1st. Michael provided a breath sample, was booked, cited and released to a sober party.

CASE#21-001900 – 01/19/2021 – 1355hrs. – Clubhouse Pub – 6922 W. Orchard St.

CALLER: Veronica Vargas

Officer Kwasinski Reports...

On 01/19/21, at 1355hrs, victim: Veronica Vargas, f/h, [REDACTED] came into the WAPD to report she was assaulted by her cousin: Rodrigo Castandeda, m/h, [REDACTED]. The assault occurred on 01/16/21, at 2300hrs, at the Clubhouse Pub. Rodrigo punched Vargas in the chest without consent, after an argument about making amends due to family issues. Rodrigo was currently in custody for a second shift investigation that occurred on 01/18/21. The parties lived together for 4-5 years when they were in high school. DV paperwork was completed with Vargas. This case will be reviewed on 01/21/21, at 0830hrs.

CASE#21-002154 – 01/22/2021 – 0155hrs. – Stally Cats – 6201 W. Mitchell St.

CALLER: Zachary M. Moore

Officer Otto Reports...

On 1/22/21 at approx. 0155hrs, Officers responded to the 1700blk of S. 61st St. for the report of people arguing. Investigation led to the arrest of Austin M. Moore M/W [REDACTED] after it was discovered he was involved in a fight with his brother, Zachary M. Waite, (m/w, [REDACTED]), while at Stally Cats. Zachary suffered a bloody nose, cut lip and contusions on his head, however declined medical attention. Austin was processed at the WAPD, posted bail and was released. This incident will be reviewed by the District Attorney's Office on 1/25/20 at 0830hrs.



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CASE#21-002394 – 01/24/2021 –1755hrs. – Kips Inn – 837 S. 108 St.

CALLER: Benjamin J. Popies

Officer Christianson Reports...

On 01/24/21 at 1932hrs. Officers were dispatched to Kips Inn located at 837 S 108 St for a report of a physical altercation. The investigation revealed, Armondo Mendez, M/W [REDACTED] struck the victim, Benjamin J. Popies M/W [REDACTED] several times in the head after an altercation in the bar. Armondo left prior to Officers arrival and was not located. Armondo was mailed a municipal citation to his last known address.

TAVERN RELATED INCIDENTS NOT REQUIRING INCIDENT REPORT:

CALL#21-001943 – 01/19/2021 – 2337hrs. – Kips Inn – 837 S. 108 St.

CALLER: Random Tavern Check

Officer Brockmann reports...

On 01/19/21 at 2337hrs. I conducted a Tavern Check at Kips Inn. I spoke with the bartender, Olivia A. Olsen F/W [REDACTED]. Olivia was only able to provide me with a Provisional Bartending License which was expired as of 09/2020. She stated she did not realize it was expired and never received anything in the mail. Olivia advised she recently moved down to Milwaukee from the Appleton area and did not notify the DMV or City Hall. She was given a warning for bartending without a license and the tavern was closed for the night. Olivia advised she would follow up with City Hall in the morning.

***I advised ACA Cerwin about the incident who followed up with City Hall. Per City Hall, Olivia did in fact have a valid bartender's license which was issued in September 2020.*

CALL#21-002261 – 01/22/2021 – 2356HRS. – Boosters – 7731 W. Becher St.

CALLER: Christopher J. Starr

Officer Olson Reports...

On 01/22/21 at approx. 2356hrs, Officers responded to Boosters, 7731 W. Becher St. for a report of an altercation inside the bar. Investigation revealed a verbal argument ensued between the DJ, Jesse R. Torres [REDACTED] and the bartender Christopher J. Starr [REDACTED]. Torres' friend Ronald W. Ver Bruggen M/W [REDACTED] stepped in and grabbed Starr. The altercation did not lead to any further physical altercation. Ver Bruggen was advised he was no longer allowed



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into the business and Torres packed up his equipment and left the business on his own while officers stood by.

TOBACCO AND ALCOHOL/TAVERN COMPLIANCE CHECKS:

Tobacco compliance checks:

No violations reported during this reporting period.

Alcohol compliance checks:

No violations reported during this reporting period.

Tavern compliance checks:

Tavern compliance squads check randomly selected taverns in the City of West Allis for miscellaneous tavern violations such as license violations.

Officers trained in Class B tavern compliance checks performed 45 tavern checks at randomly selected taverns in the month of January 2021.

Violation of Wisconsin Clean Air Act Smoking Ban:

No violations reported during this reporting period.

Respectfully submitted,

Sgt. Timothy Gold