



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

City Council

Tuesday, May 7, 2024

6:00 PM

Council Chambers, City Hall

1. Roll Call
2. Announcement of Closed Session pursuant to Wisconsin Statutes §19.85(1)(g) to confer with legal counsel concerning strategy with respect to S.J. Louis Constriction, Inc. v. City of Waukesha.
3. Pledge of Allegiance
4. Public Comment

City Residents and Taxpayers Only - Limited to three minutes/speaker, ending 6:30 p.m.

5. Presentations to Council

- A. [ID#24-9736](#) Waukesha Christmas Parade Memorial Donation from the Waukesha Citizens Police Academy Association
- B. [ID#24-9737](#) Presentation of the 2024 Landmark Commission Awards
- C. [ID#24-9738](#) Presentation of National Community Survey Results

6. Approval of Minutes

- A. [ID#24-9733](#) Minutes from April 16, 202

Attachments: [ccmn240416.pdf](#)

Consent Agenda

Items under the Consent Agenda have passed unanimously out of committee. Unless a member of the Common Council specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are then approved unanimously by general consent. Any item removed from Consent Agenda will be discussed under the appropriate committee, board or commission on the Regular Agenda.

1. Other Boards and Commissions

- A. [ID#24-9573](#) Discussion and recommendation regarding implementation of a volunteer program at Prairie Home Cemetery.
- Attachments:** [Cover Sheet - Cemetery Volunteer Program](#)
[VOLUNTEER PROGRAM PROPOSAL 2024](#)
- Legislative History**
- | | | |
|---------|---------------------|----------|
| 4/22/24 | Cemetery Commission | approved |
|---------|---------------------|----------|
- B. [ID#24-9600](#) Review and approve the purchase of City Hall servers and virtualization software and support in the amount of \$991,492.16
- Attachments:** [Cover Sheet - Nutanix-v-Dell](#)
[VMware v. Nutanix](#)
[Nutanix Support Quick Reference Guide](#)
- Legislative History**
- | | | |
|---------|------------------------------|----------|
| 4/30/24 | Finance Committee | approved |
| 5/1/24 | Information Technology Board | approved |

2. Plan Commission

3. Standing Committees

A. Finance Committee - Ald. Pieper

- A. [ID#24-9539](#) Review and act on a request for up to \$40,000 to raze the house and garage at 204 S. Charles
- Attachments:** [Cover Sheet - 204 S Charles Raze](#)
- Legislative History**
- | | | |
|---------|-------------------|----------|
| 4/30/24 | Finance Committee | approved |
|---------|-------------------|----------|
- B. [ID#24-9584](#) Request to include the Residential Marshall & Swift to AssessPro for residential valuation purposes.
- Attachments:** [Cover Sheet - Assessor Residential MS Request](#)
[Waukesha Amendment and Change Request \(Combined\)](#)
- Legislative History**
- | | | |
|---------|-------------------|----------|
| 4/30/24 | Finance Committee | approved |
|---------|-------------------|----------|
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[Nutanix Support Quick Reference Guide](#)
- Legislative History**
- | | | |
|---------|-------------------|----------|
| 4/30/24 | Finance Committee | approved |
|---------|-------------------|----------|

5/1/24 Information Technology approved
Board

- D. [ID#24-9606](#) Consideration and Possible Action to approve the 2024-2031 school-year contract with the Waukesha School District for School Resource Officers (SRO)

Attachments: [Cover Sheet - 2024-2031 SRO Contract](#)
[2024-2031 School Resources Officer Contract](#)

Legislative History

4/30/24 Finance Committee approved

B. Building & Grounds Committee - Ald. E. Payne

C. Ordinance & License Committee - Ald. P. Wuteska

- A. [ID#24-9577](#) Revisions to Mun Code 2.03 and repeal of Mun Code 2.04, 2.05, and 2.06, regarding the duties of the Chief Building Inspector

Attachments: [Cover Sheet - Rev to 2.03 2.04 2.05 2.06](#)
[Ordinance 2.03 2.04 2.05 2.06 2024](#)
[Redline](#)

Legislative History

4/22/24 Ordinance & License approved
Committee

1. Licenses

- A. [ID#24-9569](#) Other Applications

Attachments: [Other Applications 4.22](#)

Legislative History

4/22/24 Ordinance & License approved
Committee

D. Human Resources - Ald. Rodriguez

E. Board of Public Works - Alex Damien

- A. [ID#24-9528](#) Review and act on the Public Sanitary Sewer Easement Agreement (Lot 2) between Continental 665 Fund, LLC, and the City of Waukesha.

Sponsors: Public Works

Attachments: [24-9528 BPW Agenda Cover Sheet -Sanitary Sewer Easement Lot 2 through \(](#)
[24-9528 Sanitary Sewer Easement-Lot 2.pdf](#)

Legislative History

4/18/24 Board of Public Works recommended for Council Consent to the
City Council

- B.** [ID#24-9529](#) Review and act on the Public Sanitary Sewer Easement Agreement (Outlot 1) between Continental 665 Fund, LLC, and the City of Waukesha.
- Sponsors:** Public Works
- Attachments:** [24-9529 BPW Agenda Cover Sheet -Sanitary Sewer Easement Outlot 1 through 24-9529 Sanitary Sewer Easement-Outlot 1.pdf](#)
- Legislative History**
- 4/18/24 Board of Public Works recommended for Council Consent to the City Council
- C.** [ID#24-9530](#) Review and act on the Storm Water Management Practice Maintenance Agreement between City of Waukesha and GE HealthCare for the property located at 3114 N. Grandview Blvd.
- Sponsors:** Public Works
- Attachments:** [24-9530 BPW Agenda Cvr-GE Healthcare-3114 N Grandview SW Agreement. 24-9530 Storm Water Management Practice Maintenance Agreement \(April 2024\)](#)
- Legislative History**
- 4/18/24 Board of Public Works recommended for Council Consent to the City Council

End of Consent Agenda

7. Public Hearing

- A.** [PC24-0505](#) Rezoning Petition - 211 and 223 Maple Avenue, Carroll University - A request to approve rezoning approximately 3.382 acres of land to I-1 Institutional District in anticipation of Carroll University making improvements to the site
- Attachments:** [Cover Sheet - Rezoning 211 and 223 Maple](#)
 [REZONING LEGAL DESCRIPTION \(1\)](#)
 [Petition for Amending The City of Waukesha's Zoning Ordinance - SIGNED](#)
 [Plan Commission Application](#)
 [Rezoning exhibit-2-23-24](#)
 [Cover Letter from Applicant](#)
- Legislative History**
- 3/27/24 Plan Commission recommended for approval to the City Council

- B. [ID#24-9566](#) Review and act on a Final Resolution Regarding Industrial Revenue Bond Financing for 405 Commerce St., LLC Project

Attachments: [Cover Sheet - IRB For 405 Commerce Street LLC](#)
[Final Resolution - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)
[Timetable - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)
[Bond Agreement - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)

Legislative History

4/30/24 Finance Committee approved

8. Action on Public Hearing

- A. [PC24-0505](#) Rezoning Petition - 211 and 223 Maple Avenue, Carroll University - A request to approve rezoning approximately 3.382 acres of land to I-1 Institutional District in anticipation of Carroll University making improvements to the site

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Legislative History

3/27/24 Plan Commission recommended for approval to the City Council

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[Bond Agreement - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)

Legislative History

4/30/24 Finance Committee approved

9. New Business

Format - Introduction by Professional Staff/Hearing/Comments by Council/Official

- A. [ID#24-9566](#) Review and act on a Final Resolution Regarding Industrial Revenue Bond Financing for 405 Commerce St., LLC Project

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[Final Resolution - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)
[Timetable - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)
[Bond Agreement - 405 Commerce St. LLC \(Midwest Engineered Systems, Inc.\)](#)

Legislative History

4/30/24 Finance Committee approved

- B. [ID#24-9604](#) Amendment of Mun Code 1.02 and 1.03, adjusting ward and district boundaries to comply with 2023 Wisconsin Act 94.

Attachments: [Ordinance 1.02-Ward Descriptions-2024](#)
[Act 94 Leg Council Notes](#)
[2024WardChangesExhibits](#)
[AldermanicWardMap2024Adopted](#)

- C. [ID#24-9612](#) Resolution to Provide Services as a Primary Wireless 9-1-1 Public Safety Answering Point (PSAP).

- D. [ID#24-9756](#) Discussion and possible action on Council Rule 2.5, regarding public comment at meetings.

Attachments: [Memo - Rule 2.5 Response to Public Comment-Edit](#)

Reports

10. Other Boards and Commissions

A. Transit Commission Report - Alex Damien

B. Water Utility Commission - Ald. Bartels

- A. [ID#24-9560](#) Approve purchase of approximately 11.098+/- acres of undeveloped land, Waukesha County Tax Parcel #1332001008; referred to as Chapman Drive, Waukesha, Wisconsin for \$750,000.00 for Future Water Utility Headquarters/Operations Center.

Attachments: [Approve Purchase of Land for New Utility Building Memo - FINAL](#)
[Memo to Council - New Building Consideration FINAL](#)
[WWU Space Needs Study 4-30-24](#)

Legislative History

4/18/24 Waukesha Water Commission approved

C. Information Technology Board Report - Ald. Manion

D. Landmarks Commission Report - Ald. Rodriguez

E. Redevelopment Authority Report - Ald. R. Lemke

F. Parks, Recreation & Forestry Board Report - Ald. Wells

G. Library Board Report - Ald. Halvensleben

H. Cemetery Commission Report - Ald. C. Payne

- A. [ID#24-9572](#) Discussion and recommendation regarding implementation of a Memorial Tree program at Prairie Home Cemetery.

Attachments:

[Cover Sheet - Memorial Tree Program](#)

[MEMORIAL TREE PROGRAM PROPOSAL 2024](#)

Legislative History

4/22/24

Cemetery Commission

approved

I. Waukesha Housing Authority Report - Ald. Pieper

J. Community Development Block Grant Committee Report - Jennifer Andrews

K. Public Art Committee Report - Ald. Moltzan

11. Plan Commission - Jennifer Andrews

- A. [PC24-0504](#) Certified Survey Map - 211 and 223 Maple Avenue, Carroll University- A request to approve a One-lot CSM of 3.382 acres in size combining two existing parcels in anticipation of future improvements to the site by Carroll University.

Attachments:

[Cover Sheet - CSM 211 and 223 Maple](#)

[Plan Commission Application](#)

[Cover Letter from Applicant](#)

[City Department Review Comments](#)

[CSM](#)

Legislative History

3/27/24

Plan Commission

recommended for Council Consent to the
City Council

- B.** [PC24-0517](#) Certified Survey Map – 130 Delafield Street - A request to approve a One-lot CSM of approximately 4.92 acres in size combining four existing City owned parcels across Delafield Street from City Hall.
- Attachments:** [Cover Sheet - CSM - 130 Delafield Street](#)
 [CSM aerial 130 Delafield 4 parcels](#)
 [22426 - CSM-4-18-24](#)
- Legislative History**
- | | | |
|---------|-----------------|--|
| 4/24/24 | Plan Commission | recommended for approval to the City Council |
|---------|-----------------|--|
- C.** [ID#24-9495](#) An Ordinance Amending Section 16.01 of the Building Code, regarding Incorporation of Statutory Requirements for Smoke and Carbon Monoxide Detectors
- Attachments:** [Cover Sheet - Ordinance Amendment - 16 01 Building Code](#)
 [16.01 Incorporates Smoke Detector Statute](#)
 [one and two family smoke alarms and carbon monoxide alarms sheet](#)
- Legislative History**
- | | | |
|---------|-----------------|--|
| 4/24/24 | Plan Commission | recommended for approval to the City Council |
|---------|-----------------|--|
- D.** [ID#24-9506](#) Declaration of Surplus Land - 0.15 Acres of City owned land at the Northwest Corner of N. Grandview Blvd. and Northview Rd.
- Attachments:** [Cover Sheet - Surplus Land - NW Corner of Grandview and Northview](#)
 [Surplus Land - WAKC0975326001](#)
 [Surplus Land - NW Corner of Grandview and Northview](#)
- Legislative History**
- | | | |
|---------|-----------------|--|
| 4/24/24 | Plan Commission | recommended for approval to the City Council |
|---------|-----------------|--|

12. Standing Committees

- A. Finance Committee Report - Ald. Pieper
- B. Building & Grounds Committee Report - Ald. E. Payne
- C. Ordinance & License Committee Report - Ald. P. Wuteska
- D. Human Resources Committee Report - Ald. Rodriguez

13. Board of Public Works Report - Alex Damien

- A. [ID#24-9524](#) Bids Received: Friday, April 12, 2024, at 11:00 a.m.
2024 Asphalt Street Utility Repairs - City Wide
- The Board of Public Works recommends that the low bid from All-Ways Contractors, Inc., in the amount of \$159,965.00 be awarded.
- Sponsors:** Public Works
- Attachments:** [Asphalt Street Utility Repairs-City Wide - BT.pdf](#)
- Legislative History**
- | | | |
|---------|-----------------------|--|
| 4/18/24 | Board of Public Works | recommended for approval to the City Council |
|---------|-----------------------|--|
- B. [ID#24-9525](#) Bids Received: Friday, April 12, 2024, at 11:00 a.m.
2024 Buchner Park Ball Diamond Lighting Upgrades
- The Board of Public Works recommends that the low bid from Pieper Electric, Inc., in the amount of \$115,359.80, be awarded.
- Sponsors:** Public Works
- Attachments:** [Buchner Park Baseball Lighting-BT.pdf](#)
- Legislative History**
- | | | |
|---------|-----------------------|--|
| 4/18/24 | Board of Public Works | recommended for approval to the City Council |
|---------|-----------------------|--|
- C. [ID#24-9526](#) Bids Received: Friday, April 12, 2024, at 11:00 a.m.
2024 Carroll Street and Lot #11 Lighting Upgrades
- The Board of Public Works recommends that the low bid from Wil-Surge Electric, Inc., in the amount of \$84,160.85, be awarded.
- Sponsors:** Public Works
- Attachments:** [Carroll Street Lighting - BT.pdf](#)
- Legislative History**
- | | | |
|---------|-----------------------|--|
| 4/18/24 | Board of Public Works | recommended for approval to the City Council |
|---------|-----------------------|--|
- D. [ID#24-9527](#) Bids Received: Friday, April 12, 2024, at 11:00 a.m.
2024 Priedeman Park Lighting Upgrades
- The Board of Public Works recommends that the only bid from Wil-Surge Electric, Inc., in the amount of \$29,115.25, be awarded.
- Sponsors:** Public Works
- Attachments:** [Priedeman Park Lighting Upgrades-BT.pdf](#)
- Legislative History**
- | | | |
|---------|-----------------------|--|
| 4/18/24 | Board of Public Works | recommended for approval to the City Council |
|---------|-----------------------|--|

14. Director of Public Works Report

15. City Attorney's Report

16. City Administrator's Report

A. [ID#24-9742](#) City Administrator's Report

Attachments: [Admin Report May 3 2024](#)

17. Mayor's Report & Referrals

A. [ID#24-9744](#) Proclamation for Municipal Clerks Week

Attachments: [Clerks Week - 2024 Proclamation](#)

B. [ID#24-9746](#) Proclamation for National Drinking Water Week

Attachments: [National Drinking Water Week - 2024 Proclamation](#)

C. [ID#24-9747](#) Proclamation for National Nurses Month

Attachments: [Nurses Month - 2024 Proclamation](#)

D. [ID#24-9748](#) Proclamation for National Police Week

Attachments: [National Police Week - 2024 Proclamation](#)

E. [ID#24-9749](#) Proclamation for Public Works Week

Attachments: [Public Works Week - 2024 Proclamation](#)

F. [ID#24-9750](#) Proclamation for Emergency Medical Services Week

Attachments: [EMS Week - 2024 Proclamation](#)

G. [ID#24-9759](#) Proclamation for Kids to Parks Day

Attachments: [Kids to Parks Day - 2024 Proclamation](#)

18. Referrals

19. Closed Session

A motion may be made pursuant to Wisconsin Statutes §19.85(1)(g) to confer with legal counsel concerning strategy with respect to S.J. Louis Constriction, Inc. v. City of Waukesha.

A. [ID#24-9767](#) Confer with legal counsel concerning strategy with respect to S.J. Louis Constriction, Inc. v. City of Waukesha.

20. Reconvene in Open Session

A motion will then be made to re-convene in open session pursuant to Wisconsin Statutes §19.85(2), whereupon action may be taken on matters discussed in closed session.

- A. [ID#24-9768](#) Possible discussion and/or action on matters discussed in closed session.

21. Adjournment

Shawn Reilly, Mayor
City of Waukesha

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Public Works department, 48 hours prior to the meeting at 524-3600 or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).