



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### City Council

---

Tuesday, October 4, 2022

6:30 PM

Council Chambers, City Hall

---

#### 1. Roll Call

**Present:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

#### 2. Pledge of Allegiance

#### 3. Public Comment

*All speakers present spoke under Public Hearing.*

#### 4. Approval of Minutes

##### A. [ID#22-4905](#) Minutes from September 20, 2022

**Attachments:** [ccmn220920 draft.pdf](#)

**A motion was made by Ald. M. Payne, seconded by Ald. McElderry, to approve Minutes from September 20, 2022. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

### Consent Agenda

*The Consent Agenda was passed unanimously with no items removed.*

#### 1. Other Boards and Commissions

#### 2. Plan Commission

##### A. [PC22-0284](#) Certified Survey Map - 1503 E. Moreland Blvd, Boucher, Waukesha Genesis -

**Attachments:** [Cover Sheet - Certified Survey Map - 1503 E. Moreland](#)  
[Project Reviews CSM22-00009](#)  
[Boucher Genesis CSM 9-1 Update](#)  
[csm 220722 8-2-22 Submission](#)  
[Genesis Easement Relocation](#)

- B.** [PC22-0298](#) Certified Survey Map - 1701 Stardust Drive - – Proposed two lot CSM on approximately 0.69 acres of land located at the southeast corner of the intersection of Stardust Drive and Wolf Road.

**Attachments:** [Cover Sheet - Certified Survey Map - 1701 Stardust Dr.](#)  
[Project Reviews CSM22-00012](#)  
[1701 Stardust Dr Final Certified Survey Map 5 20 2022](#)  
[1701 Stardust Dr Plans BLR222-00041](#)

### **3. Standing Committees**

#### **A. Finance Committee - Ald. Pieper**

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

#### **C. Ordinance & License Committee - Ald. Johnson**

#### **D. Human Resources - Ald. Rodriguez**

#### **E. Board of Public Works - Alex Damien**

- A.** [ID#22-4854](#) Recommend executing the Financial Assistance Agreement (FAA) for the Clean Water Fund Loan to finance the improvements for the Clean Water Plant Return Flow Pump Station, Pipeline, and Outfall project.

**Sponsors:** Public Works

**Attachments:** [22-4854 BPW Agenda Cover Sheet CWFL return flow FAA 09 22 2022](#)  
[22-4854 Waukesha - CWFL Project 4062-13 FAA Final - Series 2022I](#)

- B.** [ID#22-4855](#) Review and act on Contract Change Order No. 2 with State Contractors Inc. for the 2021 Concrete Sidewalk Replacement City-Wide project.

**Sponsors:** Public Works

**Attachments:** [22-4855 BPW Agenda Cvr-CCO2-State Contractors-2021 Concrete Sidewalk Replacement](#)  
[22-4855 CCO2-State-2021 Concrete Sidewalk](#)

- C.** [ID#22-4856](#) Review and act on Contract Change Order No. 1 with All-Ways Contractors, Inc., for the 2022 Asphalt Street Utility Repairs project.

**Sponsors:** Public Works

**Attachments:** [22-4856\\_BPW\\_Agenda\\_Cvr-CCO1-All-Ways-Asphalt\\_Street](#)  
[22-4856\\_CCO1-All-Ways-Asphalt\\_Street\\_Repairs](#)

- D. [ID#22-4859](#) Review and act on the Sanitary Sewerage Easement for South Side Pump Station Consolidation Project with Alpha Limited Partnership

**Sponsors:** Public Works

**Attachments:** [22-4859\\_BPW\\_Agenda\\_Cvr-Sanitary\\_Sewerage\\_Easement\\_Alpha\\_Limited\\_Partnership](#)  
[Permanent\\_Easement\\_with\\_Exhibit\\_-\\_signed](#)

- E. [ID#22-4860](#) Review and act on the Temporary Easement for South Side Pump Station Consolidation Project with Alpha Limited Partnership

**Sponsors:** Public Works

**Attachments:** [22-4860\\_BPW\\_Agenda\\_Cvr-Temp\\_Easement\\_Alpha\\_Limited\\_Partnership](#)  
[Temporary\\_Easement\\_with\\_Exhibit\\_-\\_signed](#)

- F. [ID#22-4862](#) Review and act on Addendum No.1 to the Developer's Agreement between the City of Waukesha and Glen at Standing Stone, LLC for the property located along Tenny Avenue, south of E. Sunset Avenue and north of Les Paul Avenue (Bypass).

**Sponsors:** Public Works

**Attachments:** [22-4862\\_BPW\\_Agenda\\_Cover\\_Sheet\\_-\\_The\\_Glen\\_at\\_Standing\\_Stone,\\_LLC\\_DA\\_Addendum\\_1](#)  
[22-4862\\_DA\\_AMENDMENT](#)

### End of Consent Agenda

#### 5. New Business

- A. [ID#22-4883](#) Further discussion and act on Finance recommendation to approve the 2023-2027 CIP

**Sponsors:** Finance and City Administrator

**Attachments:** [2023\\_Executive\\_CIP\\_Budget\\_Book](#)  
[2023\\_CIP-Requested\\_Fleet-Final](#)  
[CIP\\_2023-2027\\_Summary\\_-\\_Revisions\\_to\\_Executive](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve \$51,220,963 2023 CIP and the 5 year \$218,301,159 all funds 2023-2027 CIP. The motion carried by the following vote:

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

**B.** [ID#22-4902](#) Review and act on \$750,000 in ARPA funding for the expansion of Wildeck

**Attachments:** [Wideck ARPA funding cover sheet](#)  
[Final Wildeck ARPA Development Agreement 9-21-22](#)

**A motion was made by Ald. Johnson, seconded by Ald. M. Payne, to approve \$750,000 in ARPA funding for the expansion of Wildeck. The motion carried by the following vote:**

**Aye:** 12 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

**Abstain:** 1 - Alicia Halvensleben

**C.** [ID#22-4918](#) Resolution to Adopt the Waukesha County All Hazard Mitigation Plan

**Attachments:** [Resolution to Adopt the Waukesha County Hazard Mitigation Plan](#)

*Resolution #2022-29*

**A motion was made by Ald. Manion, seconded by Ald. R. Lemke, to approve Resolution to Adopt the Waukesha County All Hazard Mitigation Plan. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

## 6. Public Hearing

**A.** [PC22-0273](#) Rezoning Petition – Willow Drive, Klotz Property - Request to amend the zoning district for 12.89 acres of land south of Willow Drive from T-1 Temporary Zoning District to theto Rd-2 PUD Two-Family Residential Planned Unit Development District.

**Attachments:** [Cover Sheet - Rezoning - Klotz Property Willow Drive](#)  
[2Story Color No siding](#)  
[Application - Rezoning - Rolling Meadows Town Homes](#)  
[Dept Review Comments - Rezoning Klotz Property](#)  
[Marek Rezoning Elevations](#)  
[Petition for Amending Zoning Ordinance](#)  
[ranch elevation](#)  
[Tanglewood Site Plan- A-REVISED 5-18-22](#)  
[Citizen Comment from Mary Jo Foss 8-15-2022](#)  
[Citizen Comment from Duane Schoon - 8-13-2022](#)  
[Citizen Comment from Amy Martin 8-12-2022](#)  
[Citizen Comment Klotz Rezone - Sajdak Letter of Objection](#)  
[Marek Residential TIA 092722](#)  
[Rezoning Proposal Email](#)

*The Public Hearing was Opened.*

*Doug Koehler, Principal Planner, gave a brief presentation on the Rezoning Petition.*

*The following individuals spoke against the Rezoning:*

*Rev John Ehlke, 3035 Tanglewood Dr.*

*Jeffrey Timm, 3028 Tanglewood Dr.*

*Brian Marinello, 3816 Stillwater Cir.*

*Carol Majeskie, 3031 Tanglewood Dr.*

*John Marek, Developer, spoke on traffic study completed.*

*Mary Jo Foss, submitted email on her opposition to the rezoning petition.*

*The Public Hearing was Closed.*

- B.**     [PC22-0290](#)     Rezoning Petition – Numerous properties surrounding the downtown Central Business District – Staff is requesting to amend the zoning district for multiple properties in the downtown area. The majority of changes will be from B-3 General Business to B-2 Central Business District for commercial properties adjacent to and on the main traffic corridors surrounding the Central Business district. Other changes would be from B-3 General Business to I-1 Institutional District for several Church and other Institutional properties in the downtown, and B-3 general Business to Rm-3 Multi-Family District for numerous residential properties on the outer fringe which remain in residential uses.

**Attachments:** [Cover Sheet - Rezoning - Downtown Area Rezoning](#)  
[Downtown Rezoning \(002\)](#)  
[Existing Downtown Zoning \(002\)](#)

*The Public Hearing was Opened.*

*Doug Koehler, Principal Planner, gave a brief presentation on the Rezoning Petition.*

*The Public Hearing was Closed.*

## 7. Action on Public Hearing

- A.**     [PC22-0273](#)     Rezoning Petition – Willow Drive, Klotz Property - Request to amend the zoning district for 12.89 acres of land south of Willow Drive from T-1 Temporary Zoning District to the to Rd-2 PUD Two-Family Residential Planned Unit Development District.

**Attachments:**   [Cover Sheet - Rezoning - Klotz Property Willow Drive](#)  
[2Story Color No siding](#)  
[Application - Rezoning - Rolling Meadows Town Homes](#)  
[Dept Review Comments - Rezoning Klotz Property](#)  
[Marek Rezoning Elevations](#)  
[Petition for Amending Zoning Ordinance](#)  
[ranch elevation](#)  
[Tanglewood Site Plan- A-REVISED 5-18-22](#)  
[Citizen Comment from Mary Jo Foss 8-15-2022](#)  
[Citizen Comment from Duane Schoon - 8-13-2022](#)  
[Citizen Comment from Amy Martin 8-12-2022](#)  
[Citizen Comment Klotz Rezone - Sajdak Letter of Objection](#)  
[Marek Residential TIA 092722](#)  
[Rezoning Proposal Email](#)

*Ald. Moltzan left the room and abstained from the vote.*

*Ordinance #2022-15*

**A motion was made by Ald. Johnson, seconded by Ald. E. Payne, to approve Rezoning Petition - Willow Drive, Klotz Property - Request to amend the zoning district for 12.89 acres of land south of Willow Drive from T-1 Temporary Zoning District to the to Rd-2 PUD Two-Family Residential Planned Unit Development District. The motion carried by the following vote:**

**Aye:** 11 - Joe Pieper, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Nay:** 1 - Peter Bartels

**Absent:** 2 - Jack Wells and Cory C. Payne

**Abstain:** 1 - Elizabeth Moltzan

- B.**     [PC22-0290](#)     Rezoning Petition – Numerous properties surrounding the downtown Central Business District – Staff is requesting to amend the zoning district

for multiple properties in the downtown area. The majority of changes will be from B-3 General Business to B-2 Central Business District for commercial properties adjacent to and on the main traffic corridors surrounding the Central Business district. Other changes would be from B-3 General Business to I-1 Institutional District for several Church and other Institutional properties in the downtown, and B-3 general Business to Rm-3 Multi-Family District for numerous residential properties on the outer fringe which remain in residential uses.

**Attachments:** [Cover Sheet - Rezoning - Downtown Area Rezonings](#)  
[Downtown Rezoning \(002\)](#)  
[Existing Downtown Zoning \(002\)](#)

*Ordinances: #2022-16, #2022-17, #2022-18, #2022-19, #2022-20*

**A motion was made by Ald. E. Payne, seconded by Ald. Halvensleben, to approve Rezoning Petition - Numerous properties surrounding the downtown Central Business District - Staff is requesting to amend the zoning district for multiple properties in the downtown area. The majority of changes will be from B-3 General Business to B-2 Central Business District for commercial properties adjacent to and on the main traffic corridors surrounding the Central Business district. Other changes would be from B-3 General Business to I-1 Institutional District for several Church and other Institutional properties in the downtown, and B-3 general Business to Rm-3 Multi-Family District for numerous residential properties on the outer fringe which remain in residential uses. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

## **Reports**

### 8. Other Boards and Commissions

A. Transit Commission Report - Alex Damien

B. Water Utility Commission - Ald. Bartels

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. Johnson

G. Library Board Report - Ald. Halvensleben

- H. Cemetery Commission Report - Ald. C. Payne
- I. Waukesha Housing Authority Report - Ald. Pieper
- J. Community Development Block Grant Committee Report - Jennifer Andrews
- K. Public Art Committee Report - Ald. Moltzan
- 9. Plan Commission - Jennifer Andrews
- 10. Standing Committees
  - A. Finance Committee Report - Ald. Pieper
  - B. Building & Grounds Committee Report - Ald. E. Payne
  - C. Ordinance & License Committee Report - Ald. Johnson
  - D. Human Resources Committee Report - Ald. Rodriguez
- 11. Board of Public Works Report - Alex Damien

- A. [ID#22-4851](#) Review and act on the RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$10,520,000 SEWER SYSTEM REVENUE BONDS, SERIES 2022I, AND PROVIDING FOR OTHER DETAILS AND COVENANTS WITH RESPECT THERETO for the Clean Water Fund Loan to finance the improvements for the Clean Water Plant return flow pump station, pipeline, and outfall.

**Sponsors:** Public Works

**Attachments:** [22-4851\\_BPW\\_Agenda\\_Cover\\_Sheet\\_CWFL\\_Project\\_4062-13\\_Bond\\_Resolution](#)  
[22-4851\\_Bond\\_Resolution - Series 2022I - CWFL Project 4062-13](#)

*Resolution #2022-28*

**A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$10,520,000 SEWER SYSTEM REVENUE BONDS, SERIES 2022I, AND PROVIDING FOR OTHER DETAILS AND COVENANTS WITH RESPECT THERETO for the Clean Water Fund Loan to finance the improvements for the Clean Water Plant return flow pump station, pipeline, and outfall. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

- B. [ID#22-4746](#) Bids Received: Friday, September 2, 2022, at 11:00 a.m.



## Buchner Park Step Replacement

The Board of Public Works recommends that the low bid from State Contractors, Inc., in the amount of \$133,333.33 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid 2022 Buchner Park Step Replacement](#)

**A motion was made by Ald. E. Payne, seconded by Ald. McElderry, to approve the low bid from State Contractors, Inc. for Buchner Park Step Replacement, in the amount of \$133,333.33. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

## 12. Director of Public Works Report

## 13. City Attorney's Report

## 14. City Administrator's Report

A. [ID#22-4916](#) Report for City Administrator

**Attachments:** [Admin Report September 29 2022](#)

## 15. Mayor's Report &amp; Referrals

A. [ID#22-4917](#) Board and Committee Appointments

**Attachments:** [Council Letter 10.4.2022](#)  
[Meena Granado Resume](#)

**A motion was made by Ald. Johnson, seconded by Ald. Manion, to approve Board and Committee Appointments, Meena Granado to Redevelopment Authority, Paul Fabian to Information Technology Board, and Sarah Wilke to Board of Building Appeals. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Steve Johnson, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike M. Payne, Alicia Halvensleben and Mike Chrisien

**Absent:** 2 - Jack Wells and Cory C. Payne

B. [ID#22-4928](#) Proclamation for Community Planning Month

**Attachments:** [2022 Proclamation - National Community Planning Month](#)

C. [ID#22-4930](#) Proclamation for White Cane Safety Day

**Attachments:** [2022 Proclamation - White Cane Safety Day](#)

D. [ID#22-4931](#) Proclamation for Manufacturing Day

**Attachments:** [2022 Proclamation - Manufacturing Day](#)

E. [ID#22-4932](#) Proclamation for Domestic Violence Awareness Month

**Attachments:** [2022 Proclamation - Domestic Violence Awareness Month](#)

## 16. Referrals

*Ald. Frank McElderry to Building and Grounds to Evaluate the intersection control at Tanglewood Dr & Stillwater Circle. Additionally, evaluate the intersections of Rivers Crossing Drive & Stillwater Circle along with Rivers Crossing Drive & Portage Trail.*

*Ald Rick Lemke to Building and Grounds to please study need (by request of Woodland Hills Condominiums for stop sign) upon leaving Hawthorn Hill Drive at Woodland Hills Drive.*

## 17. Adjournment

*The meeting adjourned at 8:13 p.m.*

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.