



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

City Council

Tuesday, November 18, 2025

6:00 PM

Council Chambers, City Hall

1. Roll Call

The meeting was called to order at 6:00PM.

Present: 14 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 1 - Dale Matthews

2. Pledge of Allegiance

3. Public Comment

Lisa Salb, 434 Madison Street, spoke on the Landmarks Commission Chapter 28 Ordinance change.

4. Approval of Minutes

A. [ID#25-02537](#) Approval of Minutes from November 4th meeting

Attachments: [Ccmn 11.04.2025 Draft.pdf](#)

A motion was made by Ald. Wigderson, seconded by Ald. D. Lemke, to approve the Minutes from the November 4th meeting. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 2 - Alicia Halvensleben and Dale Matthews

Consent Agenda

Ald. Moltzan removed ID#25-02440 Review and act on the amendment to the agreement with CentralSquare Technologies to include the Law Records Management System (LRMS) and ID#25-02441 Review and act on the Oversight Project Management scope of work with Winbourne Consulting for the CAD/RMS Project from the Consent Agenda. All other items passed unanimously.

1. Other Boards and Commissions

A. [ID#25-02440](#) Review and act on the amendment to the agreement with CentralSquare Technologies to include the Law Records Management System (LRMS).

Attachments: [ITB - Central Square RMS Cover Sheet.pdf](#)
[ITB - Central Square CADMobileRecordsEnt AmendSOW.pdf](#)
[ITB-Central Square Waukesha Police Sales Order..pdf](#)

A motion was made by Ald. Manion, seconded by Ald. Camacho, to approve the amendment to the agreement with CentralSquare Technologies to include the Law Records Management System (LRMS). The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 1 - Dale Matthews

- B.** [ID#25-02441](#) Review and act the Oversight Project Management scope of work with Winbourne Consulting for the CAD/RMS Project

Attachments: [ITB-Winbourne Consulting Cover Sheet.pdf](#)
[Winbourne Contract with Sched A.pdf](#)

A motion was made by Ald. Manion, seconded by Ald. Van Trieste, to approve the Oversight Project Management scope of work with Winbourne Consulting for the CAD/RMS Project. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 1 - Dale Matthews

2. Plan Commission

- A.** [PC25-0160](#) Certified Survey Map - West of Meadowbrook Road and north of Coldwater Creek Dr. - A request to approve a 3-Lot CSM and Public Street ROW dedication for Coren Hills Drive on approximately 27.7696 acres of land in anticipation of a proposed senior housing project and future commercial development.

Attachments: [Plan Commission Cover Sheet - CSM Tukka Senior Housing](#)
[CSM TUKKA 092125 - Tukka Waukesha, 0 Meadowbrook Road, September 22,2025](#)

- B.** [PC25-0156](#) Extra-territorial Certified Survey Map, 21165 E. Moreland Blvd, Oscars – A request for approval of a 2-Lot CSM on approximately 1.6711 acres of land located in the Town of Brookfield.

Attachments: [Plan Commission Cover Sheet - Extra-Territorial Certified Survey Map, Oscars Restaurant, 21165 E. Moreland Blvd. 154623 CS15_MSA Review_10-07-2025](#)
[Project Staff Reviews - CSM25-00007 10-22-25](#)
[Civil Plans, Oscar's, 21165 E. Moreland Blvd., 10-22-25](#)
[Draft Certified Survey Map, Oscar's, 21165 E. Moreland Blvd., 10-22-25](#)

3. Standing Committees

A. Finance Committee - Ald. Pieper

- A. [ID#25-02498](#) Review and Possible Action on the Emergency Medical Services Director Contract

Attachments: [Cover Sheet and Attachments - EMS Medical Director](#)

- B. [ID#25-02437](#) Claim for Property Damage - Rosbel Salinas

Attachments: [Cover Sheet and Attachments - Rosbel Salinas Claim](#)

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

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

1. Licenses

- A. [ID#25-02497](#) Other Applications

Attachments: [Other Applications Cover Sheet](#)

D. Human Resources - Ald. Wigderson

E. Board of Public Works - Alex Damien

- A. [ID#25-02446](#) Review and possible action on the Contract for Traffic Engineering and Project Management Services for 2025, 2026 and 2027.

Sponsors: Public Works

Attachments: [BPW-25-02446-Agenda Cvr-Traffic Engineering Services](#)

- B. [ID#25-02457](#) Review and possible action on the Contract for Snow and Ice Removal on select routes throughout the City of Waukesha for the 2025-2026 season.

Sponsors: Public Works

Attachments: [BPW-25-02457-Agenda Cvr-Snow and Ice Removal 2025_Snow Removal Services_RFP 1](#)

End of Consent Agenda

5. New Business

- A. [ID#25-02465](#) Review and Possible Action on a resolution authorizing amendment to \$7,080,000 City of Waukesha, Wisconsin Industrial Development Revenue Bonds, Series 2015 for Production Service Company, Inc. Project Issued on March 18, 2015

Attachments: [Cover Sheet and Attachments - Resolution 2025-29 IRB Amendment](#)

A motion was made by Ald. R. Lemke, seconded by Ald. Chrisien, to approve the resolution authorizing amendment to \$7,080,000 City of Waukesha, Wisconsin Industrial Development Revenue Bonds, Series 2015 for Production Service Company, Inc. Project Issued on March 18, 2015. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 1 - Dale Matthews

- B. [ID#25-02546](#) Consideration and Possible Action on a Four-Year (2025-2028) Collective Bargaining Agreement between the City of Waukesha and the Waukesha Professional Police Association.

Attachments: [Cover Sheet - Collective Bargaining Agreement with City and WPPA.pdf](#)
[Memo 2025-28 Contract Changes for Common Council.pdf](#)

A motion was made by Ald. Payne, seconded by Ald. Pieper, to approve the Four-Year (2025-2028) Collective Bargaining Agreement between the City of Waukesha and the Waukesha Professional Police Association. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 1 - Dale Matthews

6. Public Hearing

- A. [PC25-0159](#) Rezoning Petition – Tukka Properties, West of Meadowbrook Road and north of Coldwater Creek Dr.- A request to rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres).

Attachments: [Plan Commission - Cover Sheet - Rezoning Tukka Senior Housing Meadowbrook Road Petitiion for Rezoning](#)
[EXHIBIT-REZONING-MEADOWBROOK_092125 - Tukka Waukesha, 0 Meadowbrook Road, September 22,2025 Rezoning Petition Tukka Senior Housing with legal descriptions](#)
[Re-Zoning Ordinance - Meadowbrook Road Senior Housing DRAFT](#)
[Community Development Draft PUD Agreement -Tukka Meadowbrook Senior Housing Facility.pdf](#)

7. Action on Public Hearing

- A.** [PC25-0159](#) Rezoning Petition – Tukka Properties, West of Meadowbrook Road and north of Coldwater Creek Dr.- A request to rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres).

Attachments: [Plan Commission - Cover Sheet - Rezoning Tukka Senior Housing Meadowbrook Road Petitiion for Rezoning](#)
[EXHIBIT-REZONING-MEADOWBROOK_092125 - Tukka Waukesha, 0 Meadowbrook Road, September 22,2025 Rezoning Petition Tukka Senior Housing with legal descriptions](#)
[Re-Zoning Ordinance - Meadowbrook Road Senior Housing DRAFT](#)
[Community Development Draft PUD Agreement -Tukka Meadowbrook Senior Housing Facility.pdf](#)

A motion was made by Ald. R. Lemke, seconded by Ald. Moltzan, that this Rezoning Pettition to approve the Rezoning Petition for Tukka Properties, West of Meadowbrook Road and north of Coldwater Creek Dr. A request to rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres). The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Nay: 1 - Steve Van Trieste

Absent: 1 - Dale Matthews

Reports

8. Other Boards and Commissions

- A. Transit Commission Report - Alex Damien
 B. Water Utility Commission - Ald. Matthews

- C. Information Technology Board Report - Ald. Manion
- D. Landmarks Commission Report - Ald. Chrisien
- 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. Chrisien
- 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

- A. [ID#25-02207](#) Review and possible action on proposed changes to Sections 28.02, 28.03, 28.05, and 28.06, Landmarks Commission Ordinance.

Attachments: [Plan Commission Cover Sheet - Landmarks Commission Ordinance \(Chapter 28\) Updates](#)
[28.02 Definitions - Clean Version](#)
[28.02 Definitions - Redlined](#)
[28.03 Composition and Terms - Clean Version](#)
[28.03 Composition and Terms - Redlined](#)
[28.05 Powers and Duties - Clean Version](#)
[28.05 Powers and Duties - Redlined](#)
[28.06 Procedures - Clean Version](#)
[28.06 Procedures Redlined](#)
[Landmarks Commission Ordinance updates Ch 28](#)
[28.05 Powers and Duties - Redlined](#)

10. Standing Committees

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

- A. [ID#25-02501](#) Discussion and possible action on amendments to Section 1.03 of the

Waukesha Municipal Code, Regarding the Locations of Polling Places

Attachments: [Polling Place Changes Cover Sheet](#)
[MEMO POLLING LOCATION CHANGES](#)
[1.03 2026 Polling Place Locations](#)
[SAVINGS ANALYSIS FOR E-POLL BOOKS](#)
[ProposedPollingPlaces_v3](#)

A motion was made by Ald. Pieper, seconded by Ald. Payne to suspend the rules and waive the third reading. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Absent: 1 - Dale Matthews

A motion was made by Ald. Pieper, seconded by Ald. Payne, to approve the amended ordinance, keeping Districts 4 and 13 at the Northview Building, with the remaining locations as presented. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Paul Wuteska, Mike Anderson, Dean D. Lemke and Rico Camacho

Nay: 2 - Elizabeth Moltzan, Rick R. Lemke

Absent: 1 - Dale Matthews

D. Human Resources Committee Report - Ald. Wigderson

11. Board of Public Works Report - Alex Damien

12. Director of Public Works Report

13. City Attorney's Report

14. City Administrator's Report

A. [ID#25-02538](#) City Administrator's Report

Attachments: [Admin Report November 14, 2025.pdf](#)

15. Mayor's Report & Referrals

A. [ID#25-02539](#) Board and committee appointments

Attachments: [Council Letter 11.18.2025.pdf](#)

A motion was made by Ald. Manion, seconded by Ald. Wuteska, to approve Board and committee appointments. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke and Rico Camacho

Nay: 1 - Rick R. Lemke

Absent: 1 - Dale Matthews

B. [ID#25-02540](#) Proclamations

Attachments: [Small Business Saturday 2025.pdf](#)

16. Referrals

There were referrals from Ald. Anderson and Ald. Camacho for the Buildings and Grounds Committee, and from Ald. Chrisien for the Ordinance and Licensing Committee.

18. Adjournment

The meeting adjourned at 7:31PM.

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).