



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### City Council

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Tuesday, November 21, 2023

6:00 PM

Council Chambers, City Hall

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#### 1. Roll Call

**Present:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Rick R. Lemke, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

**Absent:** 2 - Elizabeth Moltzan and Cory C. Payne

2. Announcement of Closed Session pursuant to Wis. Stats. 19.85(1)(e) to discuss the possible sale of public property.

3. Pledge of Allegiance

4. Public Comment

*The following individuals spoke on the Delafield St. Project:*

*Lisa Salb, 434 Madison St.*

*Kris Nestingen Palm, 625 Chicago Ave.*

*Frank Palm, 625 Chicago Ave.*

5. Approval of Minutes

A. [ID#23-8168](#) Minutes from November 7, 2023

**Attachments:** [ccmn231107 draft.pdf](#)

**A motion was made by Ald. Manion, seconded by Ald. E. Payne, to approve the Minutes from November 7, 2023. The motion carried by the following vote:**

**Aye:** 14 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

**Absent:** 1 - Cory C. Payne

### Consent Agenda

*The Consent Agenda passed by unanimous consent with no items removed.*

**Present:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

### 1. Other Boards and Commissions

- A. [ID#23-7934](#) Review and Act on Proposed Bus Advertising Sales Agreement with Houck Transit Advertising

**Attachments:** [Bus Ad Sales Agreement](#)  
[Houck 2024-2029](#)

- B. [ID#23-7935](#) Review and Act on Proposed Bus Stop Changes

**Attachments:** [Bus Stop Changes](#)

## **2. Plan Commission**

- A. [PC23-0466](#) Certified Survey Map – 2720 N. Grandview Blvd. - A request to create a 2 lot CSM where the existing Panda Express store will be on the 0.6321 acre Lot 2, with the multi-tenant building on the remaining 1.7537 acre Lot 1 at the southeast corner of Silvernail Road and Grandview Blvd.

**Attachments:** [Cover sheet - Certified Survey Map2720 N Grandview](#)  
[CSM Application](#)  
[2720 N Grandview, CSM- Project Reviews](#)  
[5098.00\\_CSM-Sheets 1-6](#)

- B. [PC23-0465](#) Certified Survey Map – 1733 Manhattan Dr., 1530, 1538, 1560, and 1570 E. Moreland Blvd. – A request from Lithia Real Estate Inc. to approve a 1-lot CSM over 4.485 acres of land in anticipation of the future development of a new Subaru Dealership.

**Attachments:** [Cover Sheet - Lithia Subaru CSM](#)  
[LS-CSM Draft 9-14-23](#)  
[Project Reviews - CSM23-00013](#)

- C. [PC23-0472](#) Certified Survey Map – 704 N. Grand Avenue. – A request from KEBB CS-WA LLC. to approve a 1-lot CSM over 0.860 acres of land in anticipation of the future development of a new Cobblestone Hotel at the northwest corner of N. Grand Avenue and Wisconsin Avenue.

**Attachments:** [Cover Sheet -Certified Survey Map 704 N Grand Avenue](#)  
[Application for Development Review-Signed](#)  
[2023-10-03 CSM for review](#)  
[Project Narrative](#)  
[Staff Comments - CSM 704 N Grand](#)

- D. [PC23-0445](#) Certified Survey Map - Fleetfoot Duplex PUD -This request is for a two lot CSM, splitting off the western approximately 0.43-acre portion of the lot at 1016 Guthrie Road and adding it to the Fleetfoot Drive Duplex PUD

Development to the north in anticipation of another duplex building.

**Attachments:** [Cover Letter- Certified Survey Map1016 Guthrie](#)  
[Application for Development Review \(CSM & rezoning\)](#)  
[2404\\_05-project narrative](#)  
[12036-2404\\_BASE#9-20230912 PLAN SET](#)  
[12036-2404\\_CSM-ADD-draft-20231118](#)

### **3. Standing Committees**

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

- A. [ID#23-8002](#) Review and act on an Intergovernmental Agreement with the DNR for Mutual Aid and Fire Suppression Services

**Attachments:** [Cover Sheet - Intergovernmental agreement DNR](#)  
[DNR MOU for Mutual Aid and Fire Sup Services](#)

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

- A. [ID#23-7921](#) The placement of stop signs on Bennett Drive and speed limit signs on Timber Ridge Drive, both within the Timber Ridge subdivision.

**Sponsors:** Anderson

**Attachments:** [23-7921 Timber Ridge subdivision signs](#)  
[BG Resolution for the 11-6-2023 Consent](#)

*Resolution #2023-36*

- B. [ID#23-7922](#) Please create a no parking zone across the street from 243 Collins Street from North Street to the driveway of 633 East North Street. The driveway for 633 East North Street is on Collins Street.

**Sponsors:** E. Payne

**Attachments:** [23-7922 Collins Street no parking zone](#)  
[BG Resolution for the 11-6-2023 Consent](#)

*Resolution #2023-36*

#### **C. Ordinance & License Committee - Ald. R. Lemke**

##### 1. Licenses

- A. [ID#23-8134](#) Invited Bartender Applications

**Attachments:** [Invited Bartender Applications 11-13](#)

- B. [ID#23-8135](#) Invited Other Applications

**Attachments:** [Invited Other Applications 11-13](#)

- C. [ID#23-8136](#) Other Applications

**Attachments:** [Other License Applications 11-13](#)

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

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

- A. [ID#23-8106](#) Review and Act on the Proposed 2024 Sanitary Sewer Rates

**Sponsors:** Public Works

**Attachments:** [23-8106\\_BPW Agenda Cover-2024 Sanitary Sewer Rates.pdf](#)  
[23-8106\\_1\\_Waukesha 2024 User Rate Presentation.pdf](#)  
[23-8106\\_2\\_2024 Sewer Rate Study Update.pdf](#)  
[23-8106\\_3\\_2024 Sewer Service Charge and Fee Schedule.pdf](#)  
[23-8106\\_4\\_Sewer Rates Resolution 2024.pdf](#)  
[23-8106-Return Flow Overall Utility Rates - 2024.pdf](#)

*Resolution #2023-38*

- B. [ID#23-8107](#) Review and Act on the Proposed 2024 Sewer Connection Charge Schedule

**Sponsors:** Public Works

**Attachments:** [23-8107\\_BPW Agenda Cover-2024 Connection Charge Schedule.pdf](#)  
[23-8107\\_1\\_2024 Connection Charge Presentation.pdf](#)  
[23-8107\\_2\\_Memo - Annual Connection Charge Review.pdf](#)  
[23-8107\\_3\\_2024 Sewer Connection Charge Schedule.pdf](#)  
[23-8107\\_4\\_Connection Charge Resolution 2024.pdf](#)

*Resolution #2023-39*

- C. [ID#23-8108](#) Review and act on Contract Change Order No. 1 with H&H Civil Construction LLC for the Artificial Turf Installation at Mindiola Park project.

**Sponsors:** Public Works

**Attachments:** [23-8108\\_BPW\\_Agenda Cvr-CCO1-H&H Construction-Artificial Turf Install at Mindiola Park.pdf](#)  
[23-8108\\_CCO1-H&H Construction-Artificial Turf Install.pdf](#)

- D. [ID#23-8109](#) Review and act on Contract Change Order No. 1 with The MRD Group Inc.

for the Demolition and Asbestos Abatement of 315 N. West Ave. project.

**Sponsors:** Public Works

**Attachments:** [23-8109 BPW Agenda Cvr-CO1-MRD-Demo 315 N West Ave.pdf](#)  
[23-8109\\_CCO1 for MRD Group.pdf](#)

- E. [ID#23-8110](#) Approve Storm Water Management Practice Maintenance Agreement between City of Waukesha and Lithia Motors for property located at 1530-1560 E. Moreland Blvd.

**Sponsors:** Public Works

**Attachments:** [23-8110 BPW Agenda Cr-Lithia Motors SW Agreement.pdf](#)  
[2023-10-20 Wilde Subaru SW Agreement.pdf](#)

### End of Consent Agenda

## 6. New Business

- A. [ID#23-7939](#) Recommend approval of resolution authorizing the Issuance of a State Trust Fund Borrowing of \$1,175,000 for the demolition and asbestos abatement of property located at 315 N. West Ave.

**Attachments:** [Cover Sheet - State Trust Fund Loan for Demolition and Asbestos Abatement at 315 N West](#)  
[BPW Recommendation - Change Order No. 1](#)  
[Resolution Language - \\$1.175M State Trust Fund Loan](#)  
[BCPL Trust Fund Loan Application Packet - Waukesha](#)

*Resolution #2023-37*

**A motion was made by Ald. Pieper, seconded by Ald. McElderry, to approve the resolution authorizing the Issuance of a State Trust Fund Borrowing of \$1,175,000 for the demolition and asbestos abatement of property located at 315 N. West Ave. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson and Paul Wuteska

**Nay:** 1 - Peter Bartels

**Abstain:** 1 - Alicia Halvensleben

- B. [ID#23-8143](#) License agreement for use of City Hall annex building by Salvation Army for annual Toy Shop event.

**Attachments:** [Property Use License 2023](#)  
[Cover Sheet-Salvation Army Use Agmt 2023](#)

**A motion was made by Ald. Rodriguez, seconded by Ald. D. Lemke, to approve**

the License agreement for use of City Hall annex building by Salvation Army for annual Toy Shop event. The motion carried by the following vote:

**Aye:** 14 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Anderson, Alicia Halvensleben and Paul Wuteska

**Abstain:** 1 - Mike Chrisien

- C. [ID#23-8192](#) Discussion and possible action on DuPont and 3M PFAS class-action lawsuit opt-out.

**A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve authorizing the City Attorney to opt-out on DuPont and 3M PFAS class-action lawsuit. The motion carried by the following vote:**

**Aye:** 14 - Joe Pieper, Peter Bartels, Daniel Manion, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

**Nay:** 1 - Cassandra Rodriguez

## 7. Public Hearing

- A. [PC23-0446](#) Rezoning Petition - 1016 Guthrie Road - A request to rezone the approximately 0.43-acre western portion of the lot at 1016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

**Attachments:** [Cover Letter -Rezoning Petition1016 Guthrie](#)  
[Petition for Amending The City of Waukesha's Zoning Ordinance \(filled in & signed\)](#)  
[Application for Development Review \(CSM & rezoning\)](#)  
[Re-Zoning Ordinance - Fleetfoot Duplex PUD](#)

*Jeff Fortin, Senior Planner, provided a presentation for both Public Hearing items.*

*The Public Hearing was opened.*

*Mark Augustine, 119 Coolidge Ave., developer for the existing site plan, spoke in favor of the development.*

*The Public Hearing was closed.*

- B. [PC23-0447](#) PUD Amendment - Fleetfoot Duplex PUD – A request to rezone the approximately 0.43-acre western portion of the lot at 1016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

- Attachments:** [Cover Sheet -PUD Amendment 1016 Guthrie](#)  
[Application for Development Review \(CSM & rezoning\)](#)  
[2404\\_05-project\\_narrative](#)  
[12036-2404 BASE#9-20231003 EXHIBIT-PROP REZONE](#)  
[FleetFoot Building #9 09-26-23 Sheet 1 Of 9](#)  
[FleetFoot Building #9 09-26-23 Sheet 2 Of 9](#)  
[Landscaping Plan](#)  
[Draft Community Dev.- PUDAmendment-Fleetfoot Duplex](#)

*The Public Hearing was opened.*

*No speakers present.*

*The Public Hearing was closed.*

### 8. Action on Public Hearing

- A.**     [PC23-0446](#)     Rezoning Petition - 1016 Guthrie Road - A request to rezone the approximately 0.43-acre western portion of the lot at 1016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

- Attachments:** [Cover Letter -Rezoning Petition1016 Guthrie](#)  
[Petition for Amending The City of Waukesha's Zoning Ordinance \(filled in & signed\)](#)  
[Application for Development Review \(CSM & rezoning\)](#)  
[Re-Zoning Ordinance - Fleetfoot Duplex PUD](#)

*Ordinance #2023-16*

**A motion was made by Ald. Moltzan, seconded by Ald. D. Lemke, to approve the Rezoning Petition - 1016 Guthrie Road - A request to rezone the approximately 0.43-acre western portion of the lot at 1016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

- B.**     [PC23-0447](#)     PUD Amendment - Fleetfoot Duplex PUD – A request to rezone the approximately 0.43-acre western portion of the lot at 1016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

**Attachments:** [Cover Sheet -PUD Amendment 1016 Guthrie](#)  
[Application for Development Review \(CSM & rezoning\)](#)  
[2404\\_05-project\\_narrative](#)  
[12036-2404 BASE#9-20231003 EXHIBIT-PROP REZONE](#)  
[FleetFoot Building #9 09-26-23 Sheet 1 Of 9](#)  
[FleetFoot Building #9 09-26-23 Sheet 2 Of 9](#)  
[Landscaping Plan](#)  
[Draft Community Dev.- PUDAmendment-Fleetfoot Duplex](#)

**A motion was made by Ald. Chrisien, seconded by Ald. Bartels, to approve the PUD Amendment - Fleetfoot Duplex PUD - A request to rezone the approximately 0.43-acre western portion of the lot at 1016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

## **Reports**

### 9. 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. Wells
  - 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
10. Plan Commission - Jennifer Andrews



- A. [ID#23-7510](#) Code Amendments – Chapter 27 Signs and Outdoor Advertising – Staff is recommending changes to sections 27.02 and 27.03 to create a Downtown Perimeter District and define the types and styles of permitted signs within said district.

**Attachments:** [Cover Sheet - Sign Ordinance 27.02 and 27.03](#)

[27.02 Sign Definitions Redline](#)

[27.03 Permanent Signs Redline](#)

[27.02-Downtown Perimeter District Ordinance](#)

[27.03-Downtown Perimeter District](#)

*Jeff Fortin, Senior Planner, gave a presentation on the proposed code amendments.*

*This is the Second Reading.*

## 11. Standing Committees

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

- A. [ID#23-7939](#) Recommend approval of resolution authorizing the Issuance of a State Trust Fund Borrowing of \$1,175,000 for the demolition and asbestos abatement of property located at 315 N. West Ave.

**Attachments:** [Cover Sheet - State Trust Fund Loan for Demolition and Asbestos](#)

[Abatement at 315 N West](#)

[BPW Recommendation - Change Order No. 1](#)

[Resolution Language - \\$1.175M State Trust Fund Loan](#)

[BCPL Trust Fund Loan Application Packet - Waukesha](#)

*This item was handled under New Business.*

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

### C. Ordinance & License Committee Report - Ald. R. Lemke

- A. [ID#23-8134](#) Invited Bartender Applications

**Attachments:** [Invited Bartender Applications 11-13](#)

**A motion was made by Ald. R. Lemke, seconded by Ald. Rodriguez, to approve inviting Invited Bartender, Kurtis Koch, back to the O&L meeting on November 27, 2023. The motion carried by the following vote:**

**Aye:** 8 - Joe Pieper, Daniel Manion, Cassandra Rodriguez, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke and Cory C. Payne

**Nay:** 7 - Peter Bartels, Dean D. Lemke, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

### D. Human Resources Committee Report - Ald. Rodriguez

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## 12. Board of Public Works Report - Alex Damien

- A. [ID#23-8104](#) Bids Received: Friday, November 3, 2023, at 11:00 a.m.  
Demolition and Asbestos Abatement of 2525 Meadowbrook Rd.

The Board of Public Works recommends that the low bid from Guelig Waste Removal & Demolition LLC in the amount of \$48,000.00 be awarded.

**Sponsors:** Public Works

**Attachments:** [Demolition and Asbestos Abatement of 2525 Meadowbrook Rd-BT.pdf](#)

**A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid from Guelig Waste Removal & Demolition LLC in the amount of \$48,000.00 for demolition and asbestos abatement of 2525 Meadowbrook Rd. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

- B. [ID#23-8105](#) Bids Received: Friday, November 3, 2023, at 11:00 a.m.  
Fire Station 1 Replacement Generator and Transfer Switches

The Board of Public Works recommends that the low bid from Bevara, Inc., in the amount of \$39,182.00, be awarded.

**Sponsors:** Public Works

**Attachments:** [Fire Station 1 Replacement Generator and Transfer Switches BT.pdf](#)

**A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid from Bevara, Inc., in the amount of \$39,182.00 for Fire Station 1 Replacement Generator and Transfer Switches. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

- C. [ID#23-8119](#) Bids Received: Friday, November 3, 2023, at 11:00 a.m.  
Phosphorus Removal Chemical: Ferric Chloride or Polyaluminum Chloride Alternates

The Board of Public Works recommends that the low bid for ferric chloride at \$2,949.00/dry ton delivered as ferric from Kemira Water Solutions, Inc., for their product PIX-311, and the ferric alternative low bid from Chemtrade Chemicals US LLC at \$5,888.88/dry ton delivered for their product Hyper+Ion 1997 be awarded.

**Sponsors:** Public Works

**Attachments:** [CWP Chemical Bids Memo.pdf](#)  
[CWP Ferric-Phosphorus 2024 - BT.pdf](#)

**A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid for ferric chloride at \$2,949.00/dry ton delivered as ferric from Kemira Water Solutions, Inc., for their product PIX-311, and the ferric alternative low bid from Chemtrade Chemicals US LLC at \$5,888.88/dry ton delivered for their product Hyper+lon 1997 for Phosphorus Removal Chemical: Ferric Chloride or Polyaluminum Chloride Alternates. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

**D.** [ID#23-8120](#) Bids Received: Friday, November 3, 2023, at 11:00 a.m.  
Polymer

The Board of Public Works recommends that the low bid from SNF Water Science for their product Clarifloc CE-1795 in the amount of \$1.88/lb delivered, be awarded.

**Sponsors:** Public Works

**Attachments:** [CWP Chemical Bids Memo.pdf](#)  
[CWP Polymer 2024 - BT.pdf](#)

**A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid from SNF Water Science for their product Clarifloc CE-1795 in the amount of \$1.88/lb delivered for Polymer. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

16. Mayor's Report & Referrals

**A.** [ID#23-8171](#) Proclamation for Small Business Saturday

**Attachments:** [2023 Proclamation - Small Business Saturday](#)

17. Referrals

*No referrals.*

## 18. Presentation to Council

- A. [ID#23-8177](#) Review received offers to purchase and development concepts for 130-318 Delafield Street, possible action on responding to offers, possible motion pursuant to Wis Stat §19.85(1)(e) to go into closed session to discuss terms and conditions of counteroffers or sales contracts as necessary to protect competitive and bargaining positions. A motion may be made pursuant to Wis. Stat. §19.85(2) to reconvene thereafter in open session and take action on matters discussed in closed session.

**Attachments:** [Bielinski concept](#)  
[Mandel concept](#)

## 19. Closed Session

- A. [ID#23-8172](#) Discuss the sale of city owned property at 130, 200, 230, 318 Delafield St.

*Meeting went into Closed Session at 7:27pm.*

**A motion was made by Ald. Manion, seconded by Ald. Chrisien, to approve going into Closed Session to discuss the sale of city owned property at 130, 200, 230, 318 Delafield St. The motion carried by the following vote:**

**Aye:** 15 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Eric E. Payne, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Cory C. Payne, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

## 20. Reconvene in Open Session

- A. [ID#23-8172](#) Discuss the sale of city owned property at 130, 200, 230, 318 Delafield St.

*Meeting reconvened into Open Session at 8:03pm.*

**A motion was made by Ald. Pieper, seconded by Ald. Manion, to approve Directing Community Development and City Attorney to proceed with discussions with the Mandel Group for sale of city owned property at 130, 200, 230, 318 Delafield St. The motion carried by the following vote:**

**Aye:** 13 - Joe Pieper, Peter Bartels, Daniel Manion, Cassandra Rodriguez, Dean D. Lemke, Jack Wells, Elizabeth Moltzan, Rick R. Lemke, Frank McElderry, Mike Chrisien, Mike Anderson, Alicia Halvensleben and Paul Wuteska

**Nay:** 2 - Eric E. Payne and Cory C. Payne

- A. [ID#23-8174](#) Possible discussion and/or action on matters discussed in closed session.

## 21. Adjournment

*The meeting adjourned at 8:07pm.*

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).