



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

City Council

Tuesday, April 21, 2026

6:00 PM

Council Chambers, City Hall

1. Police and Fire Honor Guard Presentation
2. Pledge of Allegiance
3. Administration of the Oath of Office - Aldermanic Districts 2, 3, 6, 7, 10, 13, City Attorney, Municipal Judge, and Mayor
4. Council Group Photo
5. Roll Call
6. Public Comment

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

7. Presentations

- A. [ID#26-03467](#) Presentation on the Cleared for Construction report by the Wisconsin Policy Forum.

Attachments: [ClearedForConstruction_Full.pdf](#)
[ClearedForConstruction_Summary.pdf](#)

8. Approval of Minutes

- A. [ID#26-03478](#) Approval of draft minutes from April 9th, 2026 meeting

Attachments: [Ccmn Draft 4.9.2026.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

2. Plan Commission

- A. [PC26-0010](#) Certified Survey Map - Smart Trust, west of Meadowbrook Road and north of Summit Avenue – A request to approve a CSM including 1 Lot, 2 Outlots and Public Street ROW dedication for Country Crest Lane and Red Maple Way providing access on to Summit Avenue.

Attachments: [City of Waukesha Cover Sheet- CSM, Meadowbrook Road Summit Avenue - Sr](#)
[City Department Review Comments - CSM Summit Meadowbrook Smart](#)
[2026-01-30 Smart - PHC Overview Letter](#)
[CSM02 MEADOWBROOK 022326](#)
[CSM_MEADOWBROOK_022026](#)

Legislative History

3/25/26 Plan Commission recommend approval with conditions

3. Standing Committees

A. Finance Committee - Ald. Pieper

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

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

- A. [ID#26-03277](#) Discussion and possible recommendation on AB-105 submitted by North Pillar Brewing Company for Waukesha Farmer's Market for May 2, 16, 30; June 13, 27; July 18; August 1, 15, 29; September 12, 26; October 10 and 24.

Attachments: [Waukesha Farmers Market 2026 AB-105 Permit Form](#)
[Sellers permit \(1\) \(2\)](#)

Legislative History

4/13/26 Ordinance & License Committee approved

1. Licenses

- A. [ID#26-03286](#) Other Invited Applications

Attachments: [Other Invited Applications Cover Sheet](#)

Legislative History

4/13/26 Ordinance & License Committee approved

B. [ID#26-03421](#) Other Bartender Applications

Attachments: [Other Bartender Applications Cover Sheet](#)

Legislative History

4/13/26 Ordinance & License approved
Committee

C. [ID#26-03287](#) Other Applications

Attachments: [Other Applications Cover Sheet](#)

Legislative History

4/13/26 Ordinance & License approved
Committee

D. Human Resources - Ald. Wigderson

E. Board of Public Works - Alex Damien

A. [ID#26-03236](#) Review and possible action on the proposed Street Opening Prices for 2026.

Sponsors: Public Works

Attachments: [BPW_26-03236-Agenda Cvr-Street Opening Prices for 2026](#)

Legislative History

4/9/26 Board of Public Works recommended for Council Consent to the
City Council

B. [ID#26-03278](#) Review and possible action on the purchase of sewer castings for manholes and inlets for the various 2026 sewer and roadway projects.

Sponsors: Public Works

Attachments: [BPW_26-03278-Agenda Cvr-Sewer Castings 2026](#)

Legislative History

4/9/26 Board of Public Works recommended for Council Consent to the
City Council

End of Consent Agenda

9. New Business

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

A. [ID#26-03479](#) Election of Council President

B. [ID#26-03481](#) Determination of process for replacing Alder for District 11

Attachments: [Memo-Council Vacancy_2026-04.pdf](#)
[11-DistrictMap.pdf](#)

- C. [ID#26-03398](#) Review and possible action on a proposed amendment to the Tax Incremental Finance District (TID) #27 Development Agreement
- Attachments:** [Cover sheet- 26-03398 -TID 27 Development Agreement Amendment.pdf](#)
[Fox Run 3 Amended Development Agmt v2.pdf](#)
[Fox Run 3 Amended Development Agmt v2-Clean.pdf](#)
[What is TIF 2.pdf](#)
- D. [ID#26-03466](#) Surplus City Land, WAKC1308361001 - A request from Tyler Stetson, owner of 417 Dunbar Avenue, to acquire the surplus city owned land adjacent and directly south of his property north of the Railroad right-of-way and west of Maple Avenue in the Rm-3 Multi Family Residential District.
- Attachments:** [Conveyance of Surplus Municipal Land Request](#)
- E. [ID#26-03408](#) Approve the abandonment of Wells No. 11, 12, and 13 unit price contract totaling \$62,320.00 with Midwest Well Services, dba Municipal Well & Pump.
- Attachments:** [Post Bid Memo 11 12 13](#)
- Legislative History**
- | | | |
|---------|---------------------------|----------|
| 4/16/26 | Waukesha Water Commission | approved |
|---------|---------------------------|----------|
- F. [ID#26-03410](#) Approve the abandonment of Wells No. 5 and 6 unit price contract totaling \$175,071.50 with Midwest Well Services, dba Municipal Well & Pump.
- Attachments:** [Post Bid Memo 5 and 6](#)
- Legislative History**
- | | | |
|---------|---------------------------|----------|
| 4/16/26 | Waukesha Water Commission | approved |
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- G. [ID#26-03405](#) Approve the Prairie Ave. water main replacement to UPI Construction LLC in the amount of \$199,820.00, and to Ferguson Waterworks for the purchase of the 20-inch pipe and fittings not to exceed \$125,000.00.
- Attachments:** [Post Bid Memo Praire ave](#)
- Legislative History**
- | | | |
|---------|---------------------------|----------|
| 4/16/26 | Waukesha Water Commission | approved |
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10. Public Hearing

- A. [PC26-0011](#) Rezoning Petition – Smart Trust, west of Meadowbrook Road and north of Summit Avenue - A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres).

Attachments: [City of Waukesha Cover Sheet- Rezoning, Meadowbrook Road Summit Avenue](#)
[City Department Review Comments - Rezoning Summit Meadowbrook Smart 2026-01-30 Smart - PHC Overview Letter](#)
[Rezoning petition Smart outlet 2](#)
[Exhibit.REZONING Lot 1](#)
[Exhibit.REZONING Outlot 1](#)
[Exhibit.REZONING Outlot 2](#)
[Rezoning petition Smart lot 1](#)
[Rezoning petition Smart outlet 1](#)

Legislative History

3/25/26 Plan Commission approved with conditions

- B. [ID#26-03204](#) Zoning Code Update – Review and possible action on a proposal to replace City Ordinance Chapter 22 Zoning and Chapter 27 Signs and Outdoor Advertising, with a new, fully rewritten zoning ordinance.

Attachments: [Waukesha PreAdoption Open House Brochure 03-02-2026](#)
[01- General Provisions CC Draft](#)
[02 - Zoning District Standards CC Draft](#)
[03 - Use Standards CC Draft](#)
[04 - General Development Standards CC Draft](#)
[05 - Building Design Standards CC Draft](#)
[06 - Parking and Access Standards CC Draft](#)
[07 - Landscape and Natural Resources Standards CC Draft](#)
[09 - Sign Standards CC Draft](#)
[10 - Nonconformities CC Draft](#)
[11- Review and Decision-Making Procedures CC Draft](#)
[12 - Definitions CC Draft](#)
[City of Waukesha Cover Sheet - Zoning Code Final Draft](#)
[Proposed Zoning Map 04-17-2026.pdf](#)

11. Action on Public Hearing

- A. [PC26-0011](#) Rezoning Petition – Smart Trust, west of Meadowbrook Road and north of Summit Avenue - A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres).

Attachments: [City of Waukesha Cover Sheet- Rezoning, Meadowbrook Road Summit Avenue](#)
[City Department Review Comments - Rezoning Summit Meadowbrook Smart 2026-01-30 Smart - PHC Overview Letter](#)
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[Exhibit.REZONING Outlet 2](#)
[Rezoning petition Smart lot 1](#)
[Rezoning petition Smart outlet 1](#)

Legislative History

3/25/26 Plan Commission approved with conditions

Reports

12. 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

13. Plan Commission - Jennifer Andrews

14. Standing Committees

A. Finance Committee Report - Ald. Pieper

B. Building & Grounds Committee Report - R. Lemke

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

- A. [ID#26-03223](#) Revisions to Mun Code Chapter 11, regarding adopting certain crimes into the Municipal Code, setting penalties, illegal dumping, adding vaping to the definition of smoking, and unlawful use of 911 calls.

Attachments: [Ch. 11 Ordinance Draft \(002\)](#)

Legislative History

4/13/26	Ordinance & License Committee	approved
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- B. [ID#26-03079](#) Review and possible action on update to 13.055 Residential Solid Waste and Recyclables Collection.

Sponsors: Public Works

Attachments: [BPW_26-03079-Cvr Ordinance 13.055 Update](#)

[13.055 Summary of Changes- NEW](#)

[13.055 Tracked Changes New](#)

Legislative History

3/5/26	Board of Public Works	Referred to the Ordinance & License Committee
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3/23/26	Ordinance & License Committee	Recommended for Second Reading to the City Council
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4/9/26	City Council	Recommended for Third Reading to the City Council
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D. Human Resources Committee Report - Ald. Wigderson

15. Board of Public Works Report - Alex Damien

- A. [ID#26-03280](#) Demolition of 137-139 East Park Avenue, Utility Improvements on Luke Avenue, Walton Avenue, and Born Place, and Parade Memorial Irrigation

Sponsors: Public Works

Attachments: [26-03280-Resolution Demo 137-139 E Park Ave-Utility Improvements Luke Wa](#)

Legislative History

4/9/26 Board of Public Works recommended for approval to the City Council

- B. [ID#26-03234](#) Bids Received: Friday, March 20, 2026, at 11:00 a.m.
2026 Alley Reconstruction

The Board of Public Works recommends that the low bid from Milwaukee General Construction in the amount of \$391,150.50, be awarded.

Sponsors: Public Works

Attachments: [2026 Alley Reconstruction-BT](#)

Legislative History

4/9/26 Board of Public Works recommended for approval to the City Council

- C. [ID#26-03235](#) Bids Received: Friday, March 20, 2026, at 11:00 a.m.
2026 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 \$192,690.00 be awarded.

Sponsors: Public Works

Attachments: [2026 Asphalt Street Utility Repairs-BT](#)

Legislative History

4/9/26 Board of Public Works recommended for approval to the City Council

16. Director of Public Works Report

17. City Attorney's Report

18. City Administrator's Report

- A. [ID#26-03468](#) City Administrator's Report

Attachments: [Admin Report April 17, 2026.pdf](#)

19. Mayor's Report & Referrals

- A. [ID#26-03470](#) Common Council Committee Assignments

- B. [ID#26-03471](#) Council Seating Chart

- C. [ID#26-03472](#) Proclamations

Attachments: [National Library Week - 2026 Proclamation.pdf](#)

20. Referrals

21. Closed Session

22. Adjournment

Alicia Halvensleben, 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).