



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Board of Public Works

Thursday, May 22, 2025

5:30 PM

Council Chambers, City Hall

1. Call to Order

Present 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens, and Chad O'Donnell

2. Pledge of Allegiance

3. Public Comment

4. Approval of Minutes

A. [ID#25-00890](#) Approve Minutes of May 8, 2025.

Sponsors: Public Works

Attachments: [BPW Meeting Minutes 05-08-25-Final](#)

A motion was made by Ald. Joe Pieper, seconded by Ald. Eric Payne, that the Minutes of May 8, 2025, be approved. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

Items taken out of order for guests.

7. Discussion and Recommendation to Council Regarding:

E. [ID#25-00931](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and BLD KDV, LLC, for the property located between Center Rd. and Corporate Dr., north of Corporate Ct.

Sponsors: Public Works

Attachments: [25-00931 BPW Agenda Cvr-KDV Label SWMA](#)
[25-00931_KDV Label SWMA](#)

On behalf of the Common Council, Ald. Pieper extended thanks to KDV Label for remaining in Waukesha and expanding here. We're very excited they're putting the new building out there and staying in Waukesha. Most sincere thanks to the management at KDV.

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and BLD KDV, LLC, for the property located between Center

Rd. and Corporate Dr., north of Corporate Ct. be recommended for Council Consent. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

- A.** [ID#25-00906](#) Review and possible action on the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for Phase One of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision.

Sponsors: Public Works

Attachments: [25-00906_BPW Agenda Cvr-Winterberry Developers Agreement](#)
[25-00906_Developers Agreement - Winterberry \(5th - Clean\)](#)

Brandon Schwenn, City Engineer, presented this item. Ben Lange with Veridian Homes responded to Ald. Pieper's question as to whether there is a homeowner's association and if so, how does that factor into an agreement like this. Mr. Lange responded that typically, once the plan is approved and the lots establishes within the subdivision, Veridian will record the CCR and documents for the HOA. The Developer's Agreement all obligations will be completed by Veridian and the HOA. The warranties and guaranties will be on Veridian.

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for Phase One of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision, be recommended for Council Consent. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

- B.** [ID#25-00907](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for the Winterberry Reserve subdivision.

Sponsors: Public Works

Attachments: [25-00907_BPW Agenda Cvr-Winterberry SWMA](#)
[25-00907_SWMA - Winterberry](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for the Winterberry Reserve subdivision be recommended for Council Consent. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

Returned to the regular agenda.

5. Approval of Payments

A. [ID#25-00891](#) Approval of Payments

Sponsors: Public Works

Attachments: [Payments 5-22-25](#)

A motion was made by Ald. Eric Payne, seconded by Ald. Joe Pieper, that the Payments be approved. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

6. Bids Received:**A.** [ID#25-00892](#) Bids Received: Friday, May 16, 2025, at 11:00 a.m.
W. Sunset Dr. Bridge Sealing and Rehabilitation

Sponsors: Public Works

Attachments: [2025 Sunset Drive Bridge Maintenance - BT](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, to approve rejecting the bid from LaLonde Contractors, Inc., as it exceeds the budgeted amount. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

B. [ID#25-00894](#) Bids Received: Friday, May 16, 2025, at 11:00 a.m.
Les Paul Performance Center Improvements - Rebid

Sponsors: Public Works

Attachments: [Les Paul Performance Center Improvements - Rebid - BT](#)

This item was held.

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the bid for the Les Paul Performance Center Improvements be held. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

7. Discussion and Recommendation to Council Regarding:**C.** [ID#25-00925](#) Review and possible action on the Developer's Agreement between the City of Waukesha and Rolling Meadows, LLC, for work on the property located south of Tanglewood Dr. and west of Stillwater Circle.

Sponsors: Public Works

Attachments: [25-00925 BPW Agenda Cvr-Rolling Meadows Developers Agreement](#)
[25-00925_Rolling Meadows Development Agreement](#)

A motion was made by Ald. Joe Pieper, seconded by Member Kevin Reilly, that the Developer's Agreement between the City of Waukesha and Rolling Meadows,

LLC, for work on the property located south of Tanglewood Dr. and west of Stillwater Circle, be recommended for Council Consent. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

- D. [ID#25-00928](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Rolling Meadows, LLC, for the property located at the end of Willow Dr., south of Tanglewood Dr. and west of Stillwater Circle.

Sponsors: Public Works

Attachments: [25-00928_BPW Agenda Cvr-Rolling Meadows SWMA](#)
[25-00928 Rolling Meadows REVISED Maintenance Agreement 5-14-25](#)

A motion was made by Member Kevin Reilly, seconded by Ald. Joe Pieper, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Rolling Meadows, LLC, for the property located at the end of Willow Dr., south of Tanglewood Dr. and west of Stillwater Circle, be recommended for Council Consent. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

- F. [ID#25-00934](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Bielinski Homes, Inc., for the Olde Farm subdivision.

Sponsors: Public Works

Attachments: [25-00934_BPW Agenda Cvr-Olde Farm SWMA](#)
[25-00934 City Maintenance Agreement - OldeFarm 2025-05-15](#)

A motion was made by Member Kevin Reilly, seconded by Ald. Joe Pieper, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Bielinski Homes, Inc., for the Olde Farm subdivision, be recommended for Council Consent. The motion carried by the following vote:

Aye: 5 - Kevin Reilly, Eric E. Payne, Joe Pieper, Steve Kassens and Chad O'Donnell

8. Matter of Report

City Engineer Brandon Schwenn reported that the CIP projects are in full swing across the city.

9. Communications and Referrals:

- A. [ID#25-00895](#) Official Notices: Bids to Close on Friday, May 30, 2025, at 11:00 a.m.
Deer Trails and Fox Lake Village Pump Station Improvements
W. Sunset Dr. and S. Prairie Ave. Traffic Signal Improvements
2025 Pavement Crackfilling
Drop-Off Center Used Oil Collection Improvements

2025 Fire Station #2 and #3 Generator 3-Way Transfer Switch

Sponsors: Public Works

Attachments: [Official Notice 2025 Pavement Crackfilling](#)
[Official Notice 2025 Fire Station #2 and #3 Generator 3-Way Transfer Switch](#)
[Official Notice Deer Trails and Fox Lake Village PS Improvements](#)
[Official Notice Drop-Off Center Used Oil Collection Improvements - REBID](#)
[Official Notice Sunset & Prairie Traffic Signal](#)

10. Adjournment

A motion was made that the meeting be adjourned. The motion carried unanimously.

"A majority of the Council members may be in attendance"

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).