



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

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Tuesday, September 21, 2021

6:30 PM

Council Chambers, City Hall

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#### 1. Roll Call

**Present:** 14 - Pieper, Bartels, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Absent:** 1 - Cummings

#### 2. Pledge of Allegiance

#### 3. Public Comment

*John Thomas 134 Douglass Ave spoke about even/odd winter parking.*

*Tariq Akmut 2032 Empire Dr. gave compliments on the new City Hall project.*

#### 4. Approval of Minutes

##### A. [ID#21-2832](#) Minutes from September 7, 2021

**Attachments:** [ccmn 210907 draft](#)

**A motion was made by Ald. Miller, seconded by Ald. Manion, to approve the Minutes from September 7, 2021. The motion carried by the following vote:**

**Aye:** 14 - Pieper, Bartels, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Absent:** 1 - Cummings

#### **Consent Agenda**

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

#### **1. Other Boards and Commissions**

#### **2. Plan Commission**

#### **3. Standing Committees**

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

##### A. [ID#21-2815](#) Review and Act on approval of contract with Polco for completion on National Citizen Survey

**Attachments:** [Cover Sheet- Citizen Survey](#)  
[Polco - Waukesha Contract](#)  
[Waukesha WI - NCS Survey](#)

- B. [ID#21-2822](#) Review and act on approval of a development agreement between the City of Waukesha and Habitat for Humanity of Waukesha County, Inc. for TIF assistance for the development of a 6-unit residential neighborhood on the east side of White Rock Avenue.

**Indexes:** TIF

**Attachments:** [Cover Sheet- Habitat White Rock Development Agreement](#)  
[Habitat White Rock TIF Development Agreement 9-9-2021](#)

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

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

### 1. Licenses

- A. [ID#21-2816](#) Invited Bartenders

**Attachments:** [Bartender Applications OL 913-21](#)

- B. [ID#21-2817](#) Bartenders

**Attachments:** [Bartender Applications OL 913-21](#)

- C. [ID#21-2818](#) Other Licenses

**Attachments:** [Other Applications O&L 9-13-21.pdf](#)

- D. [ID#21-2844](#) Invited Other Licenses

**Attachments:** [Other Applications O&L 9-13-21.pdf](#)

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

- A. [ID#21-2741](#) Presentation of Amendment #34 Health Risk Management Agreement for On-Site Medical Services Clinic by City Administrator

**Attachments:** [ID 21-2741 Clinic Amendment and Cover Letter Sept 2021](#)

- B. [ID#21-2858](#) Request to review and approve amendments to HR Policy C3 Leaves of Absence

**Attachments:** [#21-2858 C3 Leaves of Absence Coversheet and Policy](#)

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

- A. [ID#21-2772](#) Review and act on Contract Change Order No. 1 with Absolute Construction Enterprises, Inc., for the Waukesha Public Library Renovation and Addition project.
- Sponsors:** Public Works
- Attachments:** [21-2772 BPW Agenda Cvr-CO1 Absolute-WPL](#)  
[21-2772 CO1 for Absolute Construction WPL](#)
- B. [ID#21-2773](#) Review and act on Contract Change Order No. 1 with J.P. Cullen & Sons, Inc., for the Waukesha Police Department Addition and Renovation project.
- Sponsors:** Public Works
- Attachments:** [21-2773 BPW Agenda Cvr-CO1-Cullen-PD Addition and Renovation](#)  
[21-2773 CO1 for JP Cullen Police Project 1](#)
- C. [ID#21-2774](#) Review and act on Contract Change Order No. 2 with Ford Construction Co, Inc., for the Fire Station No 4 Renovation and Addition project.
- Sponsors:** Public Works
- Attachments:** [21-2774 BPW Agenda Cvr-CCO2-Ford Construction-FS 4 Renovation](#)  
[21-2774 CO 2 for Ford FS No 4 Renovation](#)
- D. [ID#21-2776](#) Review and act on a negotiated offer prepared by Single Source Inc. for the 2022 STP St Paul Avenue Project, WisDOT ID: 2718-04-71.
- Sponsors:** Public Works
- Attachments:** [21-2776 BPW Agenda Cvr Parcel 1 Axiom Revised Offer STP St Paul](#)  
[21-2776 Administrative Revision No 1](#)
- E. [ID#21-2784](#) Review and act on Contract Change Order No. 1 with All-Ways Contractors, Inc., for the 2021 Asphalt Street Utility Repairs-City Wide project.
- Attachments:** [21-2784 BPW Agenda Cvr-All-Ways-Asphalt Street Utility Repairs](#)  
[21-2784 CO1 All-Ways-Asphalt Street Utility Repairs](#)
- F. [ID#21-2785](#) Review and act on Contract Change Order No. 1 with J.H. Hassinger, Inc., for the Pebble Valley Pump Station Construction project.
- Sponsors:** Public Works

**Attachments:** [21-2785 BPW Agenda Cvr-CO1-Hassinger Pebble Valley Pump Station](#)  
[21-2785-CO1-Hassinger-PVPS](#)

### End of Consent Agenda

#### 5. New Business

- A. [ID#21-2679](#) Further discussion and act on Finance recommendation to approve the 2022-2026 CIP

**Sponsors:** City Administrator and Finance

**Indexes:** CIP

**Attachments:** [2022 EXECUTIVE CIP BUDGET BOOK](#)  
[2022 CIP- Requested Fleet Book- Final](#)  
[2022 CIP Addition Cemetery Roof Repair](#)  
[2022 CIP Changes from Executive to Adopted - Finance approved](#)

**A motion was made by Ald. Pieper, seconded by Ald. R. Lemke, to approve \$72,194,972 for the 2022 CIP and \$ 261,608,285 for the five year plan 2022-2026 CIP. The motion carried by the following vote:**

**Aye:** 14 - Pieper, Bartels, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Absent:** 1 - Cummings

- B. [ID#21-2862](#) Review and Act on a Resolution to certify 2022 Municipal Library spending to exempt the City of Waukesha from the Waukesha County Library Tax.

**Attachments:** [Memo 2022 Library County Tax exemption notice](#)  
[2022 County Library Tax Exemption Letter to Municipalities](#)  
[Council resolution County tax exempt 2022](#)

**A motion was made by Ald. Miller, seconded by Ald. C. Payne, to approve Resolution #2021-26 to certify 2022 Municipal Library spending to exempt the City of Waukesha from the Waukesha County Library Tax. The motion carried by the following vote:**

**Aye:** 14 - Pieper, Bartels, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Absent:** 1 - Cummings

#### 6. Public Hearing

- A. [PC21-0081](#) Rezoning, Silvernail Town Homes, Silvernail Road – Proposed rezoning of Approximately 0.79 acres of land from T-1 Temporary District to Rm-2(PUD) Multi-Family District with a Planned Unit Development overlay district located along the south side of Silvernail Road west of University

Drive.

**Attachments:** [Rezoning Petition](#)  
[Letter#1 - Final](#)  
[Silvernail Town Homes Rezoning Cover Sheet](#)  
[Silvernail Town Homes Rezoning Dept. Comments](#)  
[Re-Zoning Ordinance - Silvernail Townhomes](#)  
[PUD draft - Silvernail townhouse units](#)

*Doug Koehler, City of Waukesha Principal Planner, gave a presentation and overview of the Rezoning.*

*The Public Hearing was opened. John Thomas 134 Douglass Ave. spoke indicating he would like to see the overhang/roof of the upper deck extended. The public hearing was closed.*

## 7. Action on Public Hearing

- A.** [PC21-0081](#) Rezoning, Silvernail Town Homes, Silvernail Road – Proposed rezoning of Approximately 0.79 acres of land from T-1 Temporary District to Rm-2(PUD) Multi-Family District with a Planned Unit Development overlay district located along the south side of Silvernail Road west of University Drive.

**Attachments:** [Rezoning Petition](#)  
[Letter#1 - Final](#)  
[Silvernail Town Homes Rezoning Cover Sheet](#)  
[Silvernail Town Homes Rezoning Dept. Comments](#)  
[Re-Zoning Ordinance - Silvernail Townhomes](#)  
[PUD draft - Silvernail townhouse units](#)

*Ordinance No. 2021-12*

**A motion was made by Ald. Johnson, seconded by Ald. Bartels, to approve Rezoning, Silvernail Town Homes, Silvernail Road - Proposed rezoning of Approximately 0.79 acres of land from T-1 Temporary District to Rm-2(PUD) Multi-Family District with a Planned Unit Development overlay district located along the south side of Silvernail Road west of University Drive. The motion carried by the following vote:**

**Aye:** 14 - Pieper, Bartels, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Absent:** 1 - Cummings

## **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. Moltzan
- E. Redevelopment Authority Report - Ald. R. Lemke
- F. Parks, Recreation & Forestry Board Report - Ald. Johnson
- G. Library Board Report - Ald. Miller
- H. Cemetery Commission Report - Ald. McElderry
- 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. Manion
- 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#21-2863](#) Report from the City Administrator
    - Attachments:** [Admin Report 9-17-21](#)
- 15. Mayor's Report & Referrals
  - A. [ID#21-2864](#) Board and Committee Appointments

**Attachments:** [Council Letter 9.21.21](#)

**A motion was made by Ald. E. Payne, seconded by Ald. Pieper, to approve the appointment of Jeff Fowle to the Water Utility Commission. The motion carried by the following vote:**

**Aye:** 14 - Pieper, Bartels, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne, Browne and McElderry

**Absent:** 1 - Cummings

16. Referrals

*There were no referrals made.*

17. Adjournment

*The meeting adjourned at 7:10 pm.*

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.