



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### City Council

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Tuesday, September 3, 2019

6:30 PM

Council Chambers, City Hall  
Use lower level glass door.

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#### 1. Roll Call

*Council President, Kathleen M. Cummings presided over the meeting in Mayor Reilly's absence.*

*Ald. C. Payne was present for voting at Item PC19-0076 arriving at 7:10 pm.*

**Present:** 13 - Pieper, Bartels, Cummings, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne and Browne

**Absent:** 2 - Rodriguez and D. Lemke

#### 2. Pledge of Allegiance

#### 3. Public Comment

*Ron Kading, 3921 Oxbow Drive, spoke regarding Moor Downs Golf Course.*

#### 4. Approval of Minutes

[ID#19-1212](#) Minutes from August 20, 2019

**Attachments:** [ccmn 19.08.20 draft](#)

**A motion was made by Ald. Johnson, seconded by Ald. Miller, to approve the Minutes from August 20, 2019. The motion carried by the following vote:**

**Aye:** 11 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke and Browne

**Absent:** 3 - Rodriguez, D. Lemke and C. Payne

#### Consent Agenda

*Ald. Beth Moltzan left the room as she has a potential conflict of interest with Item: PC19-0077.*

*The following item was removed from the Consent Agenda: ID#19-1032 by Ald. R. Lemke and handled under Human Resources Committee Report.*

**A motion was made Ald. Johnson, seconded by Ald. Browne, to approve the Amended Consent Agenda with the removal of Item: ID#19-1032 by Ald. R. Lemke to be handled under the Human Resources Report. The motion carried by the following vote:**

**Aye:** 11 - Pieper, Bartels, Cummings, Perry, Manion, Johnson, E. Payne, Wells, Miller, R. Lemke and Browne

**Absent:** 3 - Rodriguez, D. Lemke and C. Payne

**Recused:** 1 - Moltzan

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

[ID#19-1026](#) Approval of Paratransit Bus Contract and Purchase of Four Paratransit Bus to North Central Bus & Equipment, Inc.

**Attachments:** [Agenda Cover Sheet -approval of paratransit bus contract and purchase.pdf](#)  
[Waukesha Transit Commission Paratransit Bus RFP Evaluation.pdf](#)  
[North Central Paratransit Bus Contract.pdf](#)

[ID#19-1042](#) Approval to Eliminate Bus Stops

**Attachments:** [Agenda Cover Sheet -Approval to Eliminate Bus Stops.pdf](#)

## **2. Plan Commission**

[PC19-0077](#) Town of Waukesha, River Road - Extra territorial Certified Survey Map

**Attachments:** [Town of Waukesha River Road CSM Cover Sheet.pdf](#)

## **3. Standing Committees**

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

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

[ID#19-0955](#) Please establish merge signing on E. Sunset at Speedway east of Les Paul.

**Sponsors:** Cummings

**Attachments:** [19-0955\\_Admin Cover to Review Merge Sign on E Sunset at Speedway to CC Meeting Consent](#)  
[B and G Resolution RTC for the September 3 2019 CC Meeting](#)  
[CONSENT AGENDA](#)

*Resolution No.: 34-19*

[ID#19-1124](#) Please approve adding 25 MPH speed limit signs on Niagara Street between Paul Lane and Manhattan Drive.

**Sponsors:** Rodriguez

**Attachments:** [19-1124 Admin Cover to Review 25 MPH on Niagara between Paul and Manhattan to CC Meeting Consent](#)  
[B and G Resolution RTC for the September 3 2019 CC Meeting](#)  
[CONSENT AGENDA](#)

*Resolution No.: 34-19*

[ID#19-1127](#) Please approve a stop sign on eastbound Perkins Avenue at Cleveland Avenue. Install an advisory sign below stating, "Traffic From Right Does Not Stop".

**Sponsors:** Public Works

**Attachments:** [19-1127 Admin Cover to Review Stop Sign on Perkins at Cleveland to CC Meeting Consent](#)  
[B and G Resolution RTC for the September 3 2019 CC Meeting](#)  
[CONSENT AGENDA](#)

*Resolution No.: 34-19*

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

#### 1. Licenses

[ID#19-1188](#) Bartenders - August 26, 2019

**Attachments:** [Bartenders 2019.08.26](#)

[ID#19-1189](#) INVITED Other Applications - August 26, 2019

**Attachments:** [Other Applicants 2019.08.26](#)

[ID#19-1190](#) Other Applications - August 26, 2019

**Attachments:** [Other Applicants 2019.08.26](#)

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

[ID#19-1032](#) Request of City Administrator Lahner to contract with GovHR USA to assist the City with recruitment for the position of Police Chief.

**Attachments:** [Agenda Cover Sheet - GovHRUSA 8.15.2019.docx](#)  
[Waukesha WI - Police Chief proposal.pdf](#)

*This item was removed from the Consent Agenda by Ald. R. Lemke and handled under Human Resources Committee Report.*

[ID#19-1099](#) Review and approval of HR Policy D3 - Employee Performance

**Attachments:** [D3 Employee Performance draft for HR Committee review 8.2019.pdf](#)

[ID#19-1105](#) Review and approval of HR Policy G2 - Commemorative Awards

**Attachments:** [G2 Commemorative Awards FORMERLY Service Awards draft for HR Committee review 8.2019.pdf](#)

[ID#19-1108](#) Review and approval of HR Policy G5 - Wages and Benefits - Regular Part-time Employees

**Attachments:** [C5 Wages and Benefits Regular Part-Time Employees draft for HR Committee review 8.2019.pdf](#)

[ID#19-1111](#) Review and approval of HR Policy H7 - Emergency Building Closures

**Attachments:** [H7 Emergency Building Closures FORMERLY Unusual or Undesirable Working Conditions draft for HR Committee review 8.2019.pdf](#)

## **E. Board of Public Works - Dr. Fred Abadi**

[ID#19-1050](#) Review and act on Contract Change Order No. 1 with Ford Construction for the Frame Park Retaining Wall Construction.

**Sponsors:** Public Works

**Attachments:** [19-1050\\_BPW\\_Agenda Cover-Ford Construction-Frame Park Retaining Wall](#)  
[19-1050\\_CCO1-Ford Construction-Frame Park Retaining Wall](#)

[ID#19-1052](#) Review and act on Contract Change Order No. 2 with RAM Construction Services of Michigan, Inc., for the South Street Parking Ramp Phase II Repairs-241 South Street project.

**Sponsors:** Public Works

**Attachments:** [19-1052\\_BPW\\_Agenda Cover-CCO2-RAM-South Street Ramp Phase 2](#)  
[19-1052\\_CCO2-RAM Construction-South Street Parking Ramp Phase II Repairs](#)

[ID#19-1053](#) Approve Storm Water Management Practice Maintenance Agreement between City of Waukesha and Triple D Management LLC and Weldall Manufacturing located at 2001 S. Prairie Avenue.

**Sponsors:** Public Works

**Attachments:** [19-1053 BPW Agenda Cover-Weldall](#)  
[19-1053\\_WeldAll\\_Maintenance Agreement - Wet Basin](#)

[ID#19-1054](#) Approve release of Sanitary Sewer Easement between Clearwater Apartments LLC and the City of Waukesha at 2930 Clearwater Lane.

**Sponsors:** Public Works

**Attachments:** [19-1054 BPW Agenda Cover-Clearwater Apartments LLC](#)  
[19-1054-CSM11254-Clearwater Ln](#)

[ID#19-1074](#) Review and act on Contract Change Order No. 1 with Fahrner Asphalt Sealers, LLC, for the W. Sunset Drive Bridge (B-67-199) Maintenance and Repairs project.

**Sponsors:** Public Works

**Attachments:** [19-1074 BPW Agenda Cover-CCO1-Fahrner-W Sunset Dr Bridge Maintenance](#)  
[19-1074 CCO1-Fahrner Asphalt Sealers-W Sunset Dr Bridge](#)

### End of Consent Agenda

## 5. New Business

[ID#19-1198](#) Review and Act on a Resolution to certify 2020 Municipal Library spending to exempt the City of Waukesha from the Waukesha County Library Tax.

**Attachments:** [Cover Letter- 2020 Library County Tax exemption notice \(003\)](#)  
[Co Library Tax Exemption Letter to Municipalities 2019 for 2020](#)  
[Council resolution County tax exempt 2020](#)

*Resolution No.: 35-19*

**A motion was made by Ald. Moltzan, seconded by Ald. Manion, to approve the Resolution to certify 2020 Municipal Library spending to exempt the City of Waukesha from the Waukesha County Library Tax. The motion carried by the following vote:**

**Aye:** 11 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke and Browne

**Absent:** 3 - Rodriguez, D. Lemke and C. Payne

[ID#19-1184](#) Consideration of "Resolution Creating Tax Incremental District No. 26, Approving its Project Plan and Establishing its Boundaries."

**Attachments:** [CC TID 26 Res.pdf](#)

[TID 26 Project Plan - For 9.3.19 Mtg.pdf](#)

[TID No. 26 Cover Sheet.pdf](#)

*Resolution No.: 36-19*

**A motion was made by Ald. Pieper, seconded by Ald. Bartels to approve Consideration of "Resolution Creating Tax Incremental District No. 26, Approving its Project Plan and Establishing its Boundaries." The motion carried by the following vote:**

**Aye:** 13 - Pieper, Bartels, Cummings, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne and Browne

**Absent:** 2 - Rodriguez and D. Lemke

[ID#19-1185](#) Consideration of "Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 20, City of Waukesha, Wisconsin".

**Attachments:** [CC TID 20 Res.pdf](#)

[TID 20 Project Plan - 2019.8.5.pdf](#)

[TID No. 20 Resolution Cover Sheet.pdf](#)

*Resolution No.: 37-19*

**A motion was made by Ald. Pieper, seconded by Ald. Bartels, to approve the Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 20, City of Waukesha, Wisconsin. The motion carried by the following vote:**

**Aye:** 11 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke and Browne

**Absent:** 3 - Rodriguez, D. Lemke and C. Payne

## 6. Public Hearing

[PC19-1088](#) Riverwalk Apartments, 800-810 Riverwalk Drive - Planned Unit Development Amendment

**Attachments:** [Original Riverwalk Apartments PUD Agreement.pdf](#)

[Riverwalk Apts Cover Sheet.pdf](#)

*A presentation was provided by Senior Planner, Jeff Fortin. The Public Hearing was opened. No one was present to speak. The Public Hearing was closed.*

[PC19-0049](#) Avid Hotel - Street Vacation

**Attachments:** [Street Vacation.pdf](#)  
[Avid Hotel Street Vacation Cover Sheet.pdf](#)  
[2019-06-11 Letter from attorney re status of acquisition of CVS vacation.pdf](#)

*A presentation was provided by Senior Planner, Jeff Fortin. The Public Hearing was opened. No one was present to speak. The Public Hearing was closed.*

*Resolution No.: 38-19*

## 7. Action on Public Hearing

[PC19-1088](#) Riverwalk Apartments, 800-810 Riverwalk Drive - Planned Unit Development Amendment

**Attachments:** [Original Riverwalk Apartments PUD Agreement.pdf](#)  
[Riverwalk Apts Cover Sheet.pdf](#)

**A motion was made by Ald. Miller, seconded by Ald. Johnson, to approve Riverwalk Apartments, 800-810 Riverwalk Drive - Planned Unit Development Amendment. The motion carried by the following vote:**

**Aye:** 11 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke and Browne

**Absent:** 3 - Rodriguez, D. Lemke and C. Payne

[PC19-0049](#) Avid Hotel - Street Vacation

**Attachments:** [Street Vacation.pdf](#)  
[Avid Hotel Street Vacation Cover Sheet.pdf](#)  
[2019-06-11 Letter from attorney re status of acquisition of CVS vacation.pdf](#)

*Resolution No.: 38-19*

**A motion was made by Ald. Miller, seconded by Ald. Bartels, to approve the Avid Hotel - Street Vacation. The motion carried by the following vote:**

**Aye:** 11 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke and Browne

**Absent:** 3 - Rodriguez, D. Lemke and C. Payne

## **Reports**

### 8. Other Boards and Commissions

#### A. Transit Commission Report - Dr. Fred Abadi

- B. Water Utility Commission - Ald. Bartels
- C. Information Technology Board Report - Ald. Manion
- D. Landmarks Commission Report - Ald. Rodriguez
- E. Redevelopment Authority Report - Ald. Perry
- F. Parks, Recreation & Forestry Board Report - Ald. Johnson
- G. Library Board Report - Ald. Miller
- H. Cemetery Commission Report - Ald. Cummings
- I. Waukesha Housing Authority Report - Ald. Perry
- J. Community Development Block Grant Committee Report - Jennifer Andrews
- K. Public Art Committee Report - Ald. Moltzan
- 9. Plan Commission - Jennifer Andrews



[PC19-0076](#) The Reserve at Waukesha, Final Site Plan & Architectural Review - Plans for a multi-story mixed use building that will include 186 residential units, indoor parking and ground level commercial space for the properties located at 313 Bank Street, 210 Bank Street, a portion of 151 E. St. Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue.

**Attachments:** [190729 Response Comment - Certified Survey Map.pdf](#)  
[190729 Response Comment - SPAR19-00022.pdf](#)  
[190729 Site Plan Review Complete Civil Set.pdf](#)  
[190729 Storm Water Report - COMPLETE.pdf](#)  
[Cover Letter.pdf](#)  
[CSM 190729.pdf](#)  
[7-29-19\\_Response Letter.pdf](#)  
[1912\\_24X36\\_072919.pdf](#)  
[1912\\_Waukesha\\_Colored Site Plan\\_072919.pdf](#)  
[1912-A5.0a.pdf](#)  
[1912-Bldg Plans\\_072919.pdf](#)  
[Attachment A - Application for Development Review Checklist.pdf](#)  
[Attachment B - Engineering Plan Checklist.pdf](#)  
[Attachment C - Site, Grading and Drainage Plan Conditional Use Permit Checklist.pdf](#)  
[Attachment D - SWMP Checklist.pdf](#)  
[CSM 190729 CHECKLIST.pdf](#)  
[Attachment H - Sewer Plan Checklist.pdf](#)  
[Attachment I - Landscape Plan Checklist.pdf](#)  
[17345 East St. Paul Ave. Phase I ESA March 2019 \(1\).pdf](#)  
[17345 Parcel B - East St. Paul Ave. Phase I ESA May 2019 \(1\).pdf](#)  
[00522340 - Proposed Apartment and Brewery Development - Waukesha WI.pdf](#)  
[190729 Combined Storm Sewer Calcs.pdf](#)  
[Storm 100.pdf](#)  
[Storm 200.pdf](#)  
[Storm 300.pdf](#)  
[Storm 400.pdf](#)  
[Storm 500.pdf](#)  
[The Reserve at Waukesha Cover Sheet - Final.pdf](#)

*Presentation was provided by Senior Planner, Jeff Fortin.  
Ald C. Payne arrived at 7:10 pm during this item.*

**A motion was made by Ald. Wells, seconded by Ald. Johnson, to approve The Reserve at Waukesha, Final Site Plan & Architectural Review - Plans for a**

multi-story mixed use building that will include 186 residential units, indoor parking and ground level commercial space for the properties located at 313 Bank Street, 210 Bank Street, a portion of 151 E. St. Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue subject to the comments. The motion carried by the following vote:

**Aye:** 12 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Wells, Moltzan, Miller, R. Lemke, C. Payne and Browne

**Absent:** 2 - Rodriguez and D. Lemke

## 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. Wells

[ID#19-1032](#) Request of City Administrator Lahner to contract with GovHR USA to assist the City with recruitment for the position of Police Chief.

**Attachments:** [Agenda Cover Sheet - GovHRUSA 8.15.2019.docx](#)  
[Waukesha WI - Police Chief proposal.pdf](#)

**A motion was made by Ald. Wells, seconded by Ald. Manion, to approve request of City Administrator Lahner to contract with GovHR USA to assist the City with recruitment for the position of Police Chief. The motion carried by the following vote:**

**Aye:** 9 - Pieper, Bartels, Perry, Manion, Johnson, Wells, Moltzan, Miller and Browne

**Nay:** 3 - E. Payne, R. Lemke and C. Payne

**Absent:** 2 - Rodriguez and D. Lemke

## 11. Board of Public Works Report - Dr. Fred Abadi

- A. [ID#19-1138](#) Bids Received: Friday, August 16, 2019, at 2:00 P.M.  
Proposed Waukesha City Hall

The Board of Public Works recommends that the bid from Greenfire Management Services LLC for the Base Bid with Alt. No. 2 and Ald. No. 4 for a total of \$19,693,300.00 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid Tab City Hall BPW](#)

**A motion was made by Ald. Pieper, seconded by Ald. Johnson, to approve the bid for the Proposed Waukesha City Hall from Greenfire Management Services LLC for the Base Bid with Alt. No. 2 and Ald. No. 4 for a total of \$19,693,300.00. The motion carried by the following vote:**

**Aye:** 8 - Pieper, Perry, Manion, Johnson, Wells, Moltzan, Miller and Browne

**Nay:** 4 - Bartels, E. Payne, R. Lemke and C. Payne

**Absent:** 2 - Rodriguez and D. Lemke

12. Director of Public Works Report
13. City Attorney's Report
14. City Administrator's Report
15. Mayor's Report & Referrals
16. Referrals

*Ald. Perry to Building & Grounds to consider and act on control sign, including a stop sign as an option at the intersection of Huron Lane and Mohican Trail.*

*Ald. Perry to Common Council to consider and act on allowing the City of Waukesha voters the opportunity to vote on the following question: "Should the Wisconsin Legislature create a non-partisan procedure for drawing legislative districts that ensure maps are politically representative of Wisconsin Voters?" To be acted on October 1, 2019 by the Council for the for April 7, 2020 ballot. (co-sponsored by Ald. Moltzan and Ald. Browne)*

17. Adjournment

*Meeting adjourned at 7:37 p.m.*

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 Fred Abadi, 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.