



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

---

Tuesday, January 21, 2025

6:00 PM

Council Chambers, City Hall

---

#### 1. Roll Call

**Present:** 13 - Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 2 - Mike Chrisien and Peter Bartels

#### 2. Pledge of Allegiance

3. Announcement of Closed Session pursuant to Wisconsin Statutes §19.85(1)(g) to confer with legal counsel regarding status and strategy with respect to the continuing lawsuit, S.J. Louis Construction v. City of Waukesha, and Wisconsin Statutes §19.85(1)(e) to discuss the sale of .755 acres of City owned land at 201 Delafield St.

#### 4. Presentation

##### A. [ID#25-00047](#)

**Attachments:** [Parade Memorial Commission Thank You 2025 - PDFs.pdf](#)

#### 5. Public Comment

*Attorney Matthew Lowe, speaking on behalf of Garden Prairie Homeowners Association, located at Garden Prairie Drive, Waukesha.*

#### 6. Closed Session

*Meeting went into Recess*

**A motion was made by Ald. Alicia Halvensleben, seconded by Ald. Joe Pieper, to go into Closed Session pursuant to Wisconsin Statutes §19.85(1)(g) to confer with legal counsel regarding status and strategy with respect to the continuing lawsuit, S.J. Louis Construction v. City of Waukesha. The motion carried by the following vote:**

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

**Absent:** 2 - Mike Chrisien and Peter Bartels

A. [ID#25-00054](#)

7. Reconvene in Open Session

*Meeting Reconvened*

A. [ID#25-00055](#)

8. Approval of Minutes

A. [ID#25-00006](#)

**Attachments:** [Ccmn250107 Draft](#)

**A motion was made by Ald. R. Lemke, seconded by Ald. D. Lemke, to approve the Minutes from January 7th, 2025.. The motion carried by the following vote:**

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

**Absent:** 2 - Mike Chrisien and Peter Bartels

**Consent Agenda**

*Ald. Wells removed PC24-0589 Plan Commission- Certified Survey Map- Garden Prairie Drive (private) extended. The remainder of the Consent Agenda passed by unanimous consent.*

**1. Other Boards and Commissions**

A. [ID#24-11514](#)

**Attachments:** [Service Changes Effective June 2, 2025](#)  
[hearing notice service changes June 2025](#)  
[Resolution - Route Revisions June 2025](#)  
[Maps of Proposed Routes 3, 6, 8, 15](#)  
[route descriptions june 2025](#)  
[Bus Stop Changes June 2025](#)

**2. Plan Commission**

**End of Consent Agenda**

9. New Business

**A.** [ID#25-00059](#)

**Attachments:** [2024 Communications Report.pdf](#)

## 10. Public Hearing

**A.** [PC24-0588](#)

**Attachments:** [Cover Sheet - Final SPAR Hawks Landing Jills Drive-Garden Prairie Drive\(private\)](#)  
[City Review Comments with PSE Response 11.18.24](#)  
[Petition for PUD](#)  
[Building Plans 9.30.24](#)  
[C1.09 Lighting Plan \(24x36\) 9.6.24](#)  
[CSM Waukesha-StPaulRentals](#)  
[ES-10\\_EXHIBIT B\\_PermLiabEsmt](#)  
[GP- Wetland Statewide GP Permit cover letter 8015786](#)  
[Hawk's Landing Civil Plan Set \(24x36\) 11.23.24](#)  
[Hawks Landing Condo\\_Colored Elevations](#)  
[Hawk's Landing Stormwater Report 11.22.24](#)  
[USACE Wetland Fill Approval](#)  
[C1.08 Landscape Plan 12.13.24](#)  
[Colored Renderings - Final 12.13.24](#)  
[Easement Memo](#)  
[PUD draft Agmt-Hawks Landing- Rev.pdf](#)

*Matthew Lowe, Attorney for Garden Prairie Homeowners Association, spoke on Public Hearing.*

*Nancy Nedolne spoke on Public Hearing.*

**B.** [PC24-0634](#)

**Attachments:** [Cover Sheet- Rezoning, 2001 S West Avenue](#)  
[Cover Letter, L Meyers](#)  
[Application for Development Review](#)  
[Petition for Amending Zoning Ord.](#)

## 11. Action on Public Hearing

**A.** [PC24-0588](#)

**Attachments:** [Cover Sheet - Final SPAR Hawks Landing Jills Drive-Garden Prairie Drive\(private\)](#)  
[City Review Comments with PSE Response 11.18.24](#)  
[Petition for PUD](#)  
[Building Plans 9.30.24](#)  
[C1.09 Lighting Plan \(24x36\) 9.6.24](#)  
[CSM Waukesha-StPaulRentals](#)  
[ES-10 EXHIBIT B PermiLiabEsmt](#)  
[GP- Wetland Statewide GP Permit cover letter 8015786](#)  
[Hawk's Landing Civil Plan Set \(24x36\) 11.23.24](#)  
[Hawks Landing Condo Colored Elevations](#)  
[Hawk's Landing Stormwater Report 11.22.24](#)  
[USACE Wetland Fill Approval](#)  
[C1.08 Landscape Plan 12.13.24](#)  
[Colored Renderings - Final 12.13.24](#)  
[Easement Memo](#)  
[PUD draft Agmt-Hawks Landing- Rev.pdf](#)

**A motion was made by Ald. Wells, seconded by Ald. Moltzan, to approve the Final Site Plan & Architectural Review and PUD Review - Garden Prairie Drive (Private), Hawks Landing Condominiums with all staff and Plan Commission comments, including the creation of a traffic calming bump out where the new development will connect to Garden Prairie Drive. The motion carried by the following vote:**

**Aye:** 8 - Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

**Nay:** 5 - Eric E. Payne, Paul Wuteska, Mike Anderson, Frank McElderry and Cory C. Payne

**Absent:** 2 - Mike Chrisien and Peter Bartels

**B.** [PC24-0634](#)

**Attachments:** [Cover Sheet- Rezoning, 2001 S West Avenue](#)  
[Cover Letter, L Meyers](#)  
[Application for Development Review](#)  
[Petition for Amending Zoning Ord.](#)

**A motion was made by Ald. Wells, seconded by Ald. Moltzan, to approve a request to rezone 2.35 acres of land at the southeast corner of S. West Avenue and Sentinel Drive from the M-1 Light Manufacturing District to the MM-1 Mixed Industrial District, including include the properties from 1921 to 2035 S. West Avenue. The motion carried by the following vote:**

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

**Absent:** 2 - Mike Chrisien and Peter Bartels

## **Reports**

### 12. 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. 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

### 13. Plan Commission - Jennifer Andrews

### 14. Standing Committees

#### A. [PC24-0589](#)

**Attachments:** [Cover Sheet - CSM Hawks Landing east of Jills Drive](#)  
[CSM\\_Waukesha-StPaulRentals](#)

A motion was made by Ald. Wells, seconded by Ald. Moltzan, to approve PC24-0589 Certified Survey Map - Garden Prairie Drive (private) extended- A request to approve a one lot CSM covering 3.6933 acres of land off Garden Prairie Drive (private) extended, immediately east of the terminus of Jills Drive in the Rd-2 PUD Residential Duplex with a Planned Unit Development overlay zoning district. The motion carried by the following vote:

**Aye:** 12 - Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Nay:** 1 - Eric E. Payne

**Absent:** 2 - Mike Chrisien and Peter Bartels

### **3. Standing Committees**

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

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

##### **A. [ID#24-10754](#)**

**Sponsors:** C. Payne

**Attachments:** [24-10754\\_Washington and Lindbergh intersection review](#)  
[BG Resolution for the 1-21-2025 Consent](#)

##### **B. [ID#24-10989](#)**

**Sponsors:** Chrisien

**Attachments:** [24-10989\\_Cleveland Ave traffic study](#)  
[BG Resolution for the 1-21-2025 Consent](#)

##### **C. [ID#24-11503](#)**

**Sponsors:** Wigderson

**Attachments:** [24-11503\\_National Ave no parking](#)  
[BG Resolution for the 1-21-2025 Consent](#)

##### **D. [ID#24-11504](#)**

**Sponsors:** Manion

**Attachments:** [24-11504\\_Sunset Dr speed study](#)  
[BG Resolution for the 1-21-2025 Consent](#)

##### **E. [ID#24-11508](#)**

**Sponsors:** E. Payne

**Attachments:** [24-11508\\_North St no overnight parking](#)  
[BG Resolution for the 1-21-2025 Consent](#)

**F. [ID#24-11509](#)**

**Sponsors:** Anderson

**Attachments:** [24-11509 Garfield Ave child with disabilities signs](#)  
[BG Resolution for the 1-21-2025 Consent](#)

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

## 1. Licenses

**A. [ID#24-11403](#)****B. [ID#25-00004](#)****D. Human Resources - Ald. Chrisien****E. Board of Public Works - Alex Damien****A. [ID#24-11522](#)**

**Sponsors:** Public Works

**Attachments:** [24-11522-BPW\\_Agenda Cvr-WisDOT-SMA N University Dr.pdf](#)  
[24-11522-19450 SMA.pdf](#)

**B. [ID#24-11525](#)**

**Sponsors:** Public Works

**Attachments:** [24-11525-BPW\\_Agenda Cvr-WisDOT-East Bypass SMA.pdf](#)  
[24-11525-2773-10-70 STH 59 CWaukesha SMMA.pdf](#)  
[24-11525-2773-10-70 STH 59 CWaukesha SMMA Exhibit.pdf](#)

**C. [ID#24-11526](#)**

**Sponsors:** Public Works

**Attachments:** [24-11526-BPW\\_Agenda Cover Sheet - Change Order #1 Buchner Park Baseball Lighting.pdf](#)  
[CCO1-Pieper Electric-Buchner Park Ball Diamond Lighting Upgrades.pdf](#)

A. Finance Committee Report - Ald. Pieper

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

## C. Ordinance &amp; License Committee Report - Ald. P. Wuteska

A. [24-11265](#)

**Attachments:** [Mun Code 9.09\(1\)](#)  
[Ordinance 9.09 Residency Requirements](#)  
[Memo-Agent Residence](#)

B. [ID#25-00031](#)

**Attachments:** [Cover Sheet - Class C License Requirements](#)  
[Memo](#)  
[Ordinance 9.09\(4\) and 9.11\(9\) - Repeal Class C and Class B Restaurant Requirements](#)

C. [ID#24-11060](#)

**Attachments:** [APPROPRIATION ORDINANCE - 2025](#)

**A motion was made by Ald. Wuteska, seconded by Ald. Pieper, to approve 2025 Tax Levy Ordinance. The motion carried by the following vote:**

**Aye:** 12 - Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 3 - Mike Chrisien, Peter Bartels and Frank McElderry

D. [ID#24-11214](#)

**Attachments:** [Cover Sheet-Cost of Towing and Storage](#)  
[7.12 - Towing and Immobilization 2024](#)

**A motion was made by Ald. Wuteska, seconded by Ald. Manion, to approve amendments to Mun Code 7.12 regarding charging costs of towing and storing illegally-parked vehicles to owners. The motion carried by the following vote:**

**Aye:** 12 - Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 3 - Mike Chrisien, Peter Bartels and Frank McElderry

E. [ID#24-11222](#)

**Attachments:** [Cover Sheet-Massage Businesses](#)  
[8.19-Massage Parlors](#)

**A motion was made by Ald. Wuteska, seconded by Ald. Manion, to approve the re-creation of Mun Code 8.19, regarding massage businesses. The motion carried by the following vote:**



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

**Absent:** 2 - Mike Chrisien and Peter Bartels

D. Human Resources Committee Report - Ald. Chrisien

15. Board of Public Works Report - Alex Damien

16. Director of Public Works Report

17. City Attorney's Report

18. City Administrator's Report

A. [ID#25-00061](#)

**Attachments:** [Admin Report January 17, 2025.pdf](#)

19. Mayor's Report & Referrals

20. Referrals

*There were no referrals.*

21. Closed Session

*Meeting went into Recess*

**A motion was made by Ald. Halvensleben, seconded by Ald. Pieper, that this be approved. The motion carried by the following vote:**

A. [ID#25-00056](#)

**A motion was made by Ald. Alicia Halvensleben, seconded by Ald. Joe Pieper, to go into Closed Session pursuant to Wisconsin Statutes §19.85(1)(e) to discuss the sale of .755 acres of City owned property at 201 Delafield St. The motion carried by the following vote:**

**Aye:** 11 - Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

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

**Absent:** 2 - Mike Chrisien and Peter Bartels

22. Reconvene in Open Session

*Meeting Reconvened*

A. [ID#25-00057](#)

23. Adjournment

*The meeting adjourned at 8:52pm.*

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).