



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

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Tuesday, June 16, 2020

6:30 PM

Virtual Meeting - View at:

<https://waukesha.legistar.com/Calendar.aspx> or Call 888 788

0099 (Toll Free)

Webinar ID: 940 8141 6710 Password: 585554 For Public

Comment, register by 4pm:

<https://waukesha-wi.gov/1907/Public-Comment>

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#### 1. Roll Call

*Ald. Moltzan and Ald. C. Payne arrived late to the meeting.*

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

**Absent:** 1 - Wells

#### 2. Pledge of Allegiance

#### 3. Public Comment

#### 4. Approval of Minutes

[ID#20-0727](#) Minutes from June 2, 2020

**Attachments:** [ccmn200602 draft](#)

**A motion was made by Ald. Miller, seconded by Ald. Johnson, to approve the Minutes from June 2, 2020. The motion carried by the following vote:**

**Aye:** 12 - Pieper, Bartels, Cummings, Perry, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Miller, R. Lemke and Browne

**Absent:** 3 - Wells, Moltzan and C. Payne

### **Consent Agenda**

*The Consent Agenda passed as presented by unanimous consent.*

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

[ID#20-0670](#) Approve proposed 2020 farming lease agreement associated with Cardinal Ridge Park site.

**Attachments:** [COVER SHEET-Crop Land Lease 2020](#)

[CROP LAND LEASE - 2020](#)

## **2. Plan Commission**

[PC20-0043](#) Kwik Trip #527, 1700 Pewaukee Road - Certified Survey Map - Kwik Trip is proposing a 1.3447-acre One Lot Certified Survey Map to create a larger lot for the development of a new store at 1700 Pewaukee Road.

**Attachments:** [#527 CSM 4-30-2020](#)  
[Kwik Trip #527 CSM Dept. Comments](#)  
[Kwik Trip Pewaukee Rd CSM Cover Sheet](#)

## **3. Standing Committees**

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

[ID#20-0673](#) Review and Act on a request to amend the Engberg Anderson contract to include Schematic Design and Estimate for a remodel and addition to the Police Station and amend the 2020 CIP to include this amendment.

**Attachments:** [Cover Sheet - Police Addendum for EA](#)  
[Engberg Anderson Proposal](#)

[ID#20-0702](#) Review and Act on Amending the 2020 CIP Budget for Contract Change Order No. 1 with State Contractors, Inc., for the Barstow Street and Riverfront Street Utility and Street Improvements project in the amount of \$90,000.00.

**Sponsors:** Public Works  
**Indexes:** CIP; Amend; Barstow/Riverfront Utility & Street Improv

**Attachments:** [Cover Sheet-CCO1-State Contractors-Barstow and Riverfront](#)

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

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

#### 1. Licenses

[ID#20-0689](#) INVITED Bartenders- June 8, 2020

**Attachments:** [Invited Bartenders June 8 2020](#)

[ID#20-0690](#) INVITED Other Applications - June 8, 2020

**Attachments:** [O&L 6-8-20 Other Applications](#)

[ID#20-0691](#) Other Applications - June 8, 2020

**Attachments:** [O&L 6-8-20 Other Applications](#)

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

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

[ID#20-0650](#) Review and act on Contract Change Order No. 1 with Wolf Paving Co., Inc., for the 2020 Resurfacing and Area 1 and 2 Flood Mitigation project.

**Sponsors:** Public Works

**Attachments:** [20-0650 BPW Agenda Cvr-Wolf Paving-2020 Resurfacing and Area 1 and 2 Flood Mit \(002\)](#)  
[20-0650 CCO1-Wolf Paving Co-2020 Resurfacing and Area 1 and 2 Flood Mit](#)

[ID#20-0651](#) Review and act on Contract Change Order No. 1 with State Contractors, Inc., for the Barstow Street and Riverfront Street Utility and Street Improvements project.

**Sponsors:** Public Works

**Indexes:** CIP; Amend; Barstow/Riverfront Utility & Street Improv

**Attachments:** [Cover Sheet -CCO1-State Contractors-Barstow and Riverfront Barstow and Riverfront Contract Change Order](#)

[ID#20-0652](#) Review and act on a Consultant Contract for the Storm Sewer and Flood Mitigation Engineering Services.

**Sponsors:** Public Works

**Attachments:** [20-0652 BPW Agenda Cvr-Storm Sewer and Flood Mitigation Engineering Services](#)

[ID#20-0653](#) Review and act on the two-party State Municipal Agreement between the City of Waukesha and the Wisconsin Department of Transportation for the Multimodal Local Supplement (MLS) grant for the reconstruction of N. Prairie Avenue between W. St Paul Avenue and W. College Avenue.

**Sponsors:** Public Works

**Attachments:** [20-0653 BPW Agenda Cvr-Prairie MLS Grant rev1](#)  
[City of Waukesha SMA Letter](#)  
[City of Waukesha SMA](#)

## **End of Consent Agenda**

## **5. New Business**

[ID#20-0722](#) Consideration and possible action on a Resolution Creating Tax

Incremental District No. 28, Approving its Project Plan and Establishing its Boundaries

**Attachments:** [TID 28 Project Plan 5.6.20](#)  
[CC Res TID 28](#)

*Ald. Moltzan joined the meeting at 6:35 p.m. during this item.*

*Jeff Fortin gave a presentation*

**A motion was made by Ald. Perry, seconded by Ald. R. Lemke, to approve Resolution #20-30 Creating Tax Incremental District No. 28, approving its Project Plan and Establishing its Boundaries. The motion carried by the following vote:**

**Aye:** 9 - Pieper, Bartels, Perry, Johnson, D. Lemke, E. Payne, Miller, R. Lemke and Browne

**Nay:** 4 - Cummings, Manion, Rodriguez and Moltzan

**Absent:** 2 - Wells and C. Payne

[ID#20-0723](#) Consideration and possible action on a Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 22, City of Waukesha, Wisconsin

**Attachments:** [TID 22 Project Plan - 5.13.20](#)  
[CC Res TID 22](#)

*Jeff Fortin presented the project plan amendment*

**A motion was made by Ald. Johnson, seconded by Ald. D. Lemke, to approve Resolution #20-31 approving an Amendment to the Project Plan of Tax Incremental District No. 22, City of Waukesha, Wisconsin that this New Business be approved. The motion carried by the following vote:**

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

**Absent:** 2 - Wells and C. Payne

## 6. Public Hearing

[PC20-0034](#) Ascension Wisconsin Hospital, 2304 W. St. Paul Avenue - PUD Final Site Plan & Architectural Review - Ascension is proposing to construct an approximately 35,000 sq. Ft. two story micro-hospital and medical office building in the new Fox Run mixed use development.

**Attachments:** [Application and Checklist](#)  
[Architectural Set](#)  
[Development Agreement Docs](#)  
[Preliminary Review - Department Comments](#)  
[Site Photometric and Pole Detail](#)  
[Site Photometric](#)  
[Waukesha Preliminary Review Response](#)  
[Landscape Plan Checklist](#)  
[Revised Landscape 2020-05-27](#)  
[Ascension WI Dept. Comments](#)  
[Ascension WI Hospital Cover Sheet](#)  
[Architectural Site Plan - A-100](#)  
[MEP-203 - SITE PHOTOMETRIC](#)  
[Revised Civil Plan Set 2020-05-27](#)  
[FoxRun Lot1 draft PUD agreement](#)

*There were no speakers for the Public Hearing. The Public hearing was closed.*

*Doug Koehler presented proposed Ascension Wisconsin Hospital*

[PC20-0041](#) Kwik Trip #527, 1700 Pewaukee Road - Rezoning - Kwik Trip is requesting to rezone the lands at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park to B-1 Neighborhood Business.

**Attachments:** [527 Cover-Apps](#)  
[#527 CSM 4-30-2020](#)  
[Kwik Trip #527 Rezoning Dept. Comments](#)  
[Kwik Trip Pewaukee Rd Rezoning Cover Sheet](#)

*Troy Mleziva, Kwik Trip, was available for questions.*

*The Public Hearing was opened. No one spoke during the public hearing. The public hearing was closed.*

*Presentation by Doug Koehler*

## 7. Action on Public Hearing

[PC20-0034](#) Ascension Wisconsin Hospital, 2304 W. St. Paul Avenue - PUD Final Site Plan & Architectural Review - Ascension is proposing to construct an approximately 35,000 sq. Ft. two story micro-hospital and medical office building in the new Fox Run mixed use development.

**Attachments:** [Application and Checklist](#)  
[Architectural Set](#)  
[Development Agreement Docs](#)  
[Preliminary Review - Department Comments](#)  
[Site Photometric and Pole Detail](#)  
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[Ascension WI Dept. Comments](#)  
[Ascension WI Hospital Cover Sheet](#)  
[Architectural Site Plan - A-100](#)  
[MEP-203 - SITE PHOTOMETRIC](#)  
[Revised Civil Plan Set 2020-05-27](#)  
[FoxRun Lot1 draft PUD agreement](#)

**A motion was made by Ald. Miller, seconded by Ald. Bartels, that Ascension Wisconsin Hospital, 2304 W. St. Paul Avenue - PUD Final Site Plan & Architectural Review be approved. Ascension is proposing to construct an approximately 35,000 sq. Ft. two story micro-hospital and medical office building in the new Fox Run mixed use development subject to Plan Commission recommendations. The motion carried by the following vote:**

**Aye:** 12 - Bartels, Cummings, Perry, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Moltzan, Miller, R. Lemke and Browne  
**Absent:** 2 - Wells and C. Payne  
**Abstain:** 1 - Pieper

**PC20-0041** Kwik Trip #527, 1700 Pewaukee Road - Rezoning - Kwik Trip is requesting to rezone the lands at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park to B-1 Neighborhood Business.

**Attachments:** [527 Cover-Apps](#)  
[#527 CSM 4-30-2020](#)  
[Kwik Trip #527 Rezoning Dept. Comments](#)  
[Kwik Trip Pewaukee Rd Rezoning Cover Sheet](#)

**A motion was made by Ald. E. Payne, seconded by Ald. Pieper, to approve Kwik Trip #527, 1700 Pewaukee Road - Rezoning - Kwik Trip is requesting to rezone the lands at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park to B-1 Neighborhood Business. The motion carried by the following vote:**

**Aye:** 13 - Pieper, Bartels, Cummings, Perry, Manion, Johnson, Rodriguez, D. Lemke, E. Payne, Moltzan, Miller, R. Lemke and Browne  
**Absent:** 2 - Wells 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. Miller
  - 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. Miller
  - 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

[ID#20-0644](#) Create Mun. Code sec. 9.115, to regulate licensed premises, amendment of licensed premises, and temporary extensions of licensed premises.

**Attachments:** [O&L Memo-9.115 Licensed Premises.pdf](#)  
[Cover Sheet-Licensed Premises, Definition, Amendment, Temporary Extension.pdf](#)

*Second Reading.*

**Amendment proposed by Ald. Rodriguez, seconded by Ald. Cummings to 9.115(f)(4) to include all licensed premises with permit and closed public streets and have outside seating reevaluated beginning of the year. The**

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**Amendment Failed. Item to move to Third reading next Council meeting.**

**Aye:** 6 - Cummings, Rodriguez, D. Lemke, Miller, C. Payne and Browne

**Nay:** 8 - Pieper, Bartels, Perry, Manion, Johnson, E. Payne, Moltzan and R. Lemke

**Absent:** 1 - Wells

[ID#20-0639](#) Amend Mun. Code sec. 17.09, the outdoor storage ordinance, to clarify that semi trailers are prohibited in all cases, and other minor changes.

**Attachments:** [Cover Sheet-Outdoor Storage Second Revision.pdf](#)

[Ordinance 17.09-Outdoor Storage Rev 2.pdf](#)

[Memo-17.09 Second Revisions.pdf](#)

*third reading*

**A motion was made by Ald. Johnson, seconded by Ald. Manion, to approve Amend Mun. Code sec. 17.09, the outdoor storage ordinance, to clarify that semi trailers are prohibited in all cases, and other minor changes. Ord. #2020-10. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

#### D. Human Resources Committee Report - Ald. Wells

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

[ID#20-0656](#) Bids Received: Friday, May 29, 2020, at 11:00 a.m.  
Mindiola and Buchner Parks, Install City Furnished Musco Lighting Units

The Board of Public Works recommends that the low bid from WIL-Surge Electric, Inc., in the amount of \$221,930.00 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid Tab\\_Mindiola and Buchner Musco Lighting Labor](#)

**A motion was made by Ald. E. Payne, seconded by Ald. Miller, to approve Mindiola and Buchner Parks, Install City Furnished Musco Lighting Units to WIL-Surge Electric, Inc., be awarded on their low bid in the amount of \$221,930.00. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

[ID#20-0657](#) Bids Received: Friday, May 29, 2020, at 11:00 a.m.  
2020 City Hall Relocation of Fiber



The Board of Public Works recommends that the low bid from CableCom, LLC, in the amount of \$43,923.52 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid Tab City Hall Relocation of Fiber](#)

**A motion was made by Ald. Miller, seconded by Ald. Pieper, to approve City Hall Relocation of Fiber from CableCom, LLC, on their low bid in the amount of \$43,923.52 be awarded. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

[ID#20-0659](#) Bids Received: Friday, May 29, 2020, at 11:00 a.m.  
2020 Crackfilling

The Board of Public Works recommends that the low bid from Fahrner Asphalt Sealers, LLC, in the amount of 118,250.00 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid Tab 2020 Crackfilling](#)

**A motion was made by Ald. E. Payne, seconded by Ald. Miller, to approve Crackfilling from Fahrner Asphalt Sealers, LLC, on their low bid in the amount of 118,250.00. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

[ID#20-0660](#) Bids Received: Friday, May 29, 2020, at 11:00 a.m.  
2020 Spot Sealing

The Board of Public Works recommends that the low bid from Crack Filling Service, Corp., in the amount of \$45,500.00 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid Tab 2020 Spot Sealing](#)

**A motion was made by Ald. Miller, seconded by Ald. E. Payne, to approve Spot Sealing to Crack Filling Service, Corp., on their low bid in the amount of \$45,500.00 be awarded. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

[ID#20-0661](#) Bids Received: Friday, May 29, 2020, at 11:00 a.m.  
2020 Centerline and Miscellaneous Marking

The Board of Public Works recommends that the low bid from Crowley Construction Corp. in the amount of \$30,458.60 be awarded.

**Sponsors:** Public Works

**Attachments:** [Bid Tab 2020 Centerline and Misc Marking](#)

**A motion was made by Ald. Pieper, seconded by Ald. Miller, to approve Centerline and Miscellaneous Marking from Crowley Construction Corp. on their low bid in the amount of \$30,458.60 be awarded. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

12. Director of Public Works Report

13. City Attorney's Report

14. City Administrator's Report

[ID#20-0728](#) Report from the City Administrator

**Attachments:** [Admin Report 6-12-20](#)

15. Mayor's Report & Referrals

[ID#20-0729](#) Discussion and possible action on resuming in-person Council meetings

**Attachments:** [In-person meeting poll](#)

[ID#20-0735](#) Board & Commission Appointments

**Attachments:** [Letter for Council - June 12, 2020 - revised](#)  
[Carmen-De-La-Paz- RESUME](#)

**A motion was made by Ald. Miller, seconded by Ald. Perry, to approve Board & Commission Appointments. The motion carried by the following vote:**

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

**Absent:** 1 - Wells

16. Referrals

*Ald. Miller to O & L to take up the Sidewalk cafe ordinance.*

*Ald. Miller to Building & Grounds to assign 3 angled parking lots on Martin Street to be used exclusively by the apartments in the old courthouse.*

*Ald. Rick Lemke to Park & Rec for policy change that dogs can walk on a leash in Meadowview Park.*

## 17. Adjournment

*The meeting adjourned at 9:03 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.