



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Tuesday, August 4, 2026

6:00 PM

Council Chambers, City Hall

1. Roll Call

The meeting was called to order at 6:02PM

Present: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

2. Pledge of Allegiance

3. A motion will be made pursuant to Wis. Stat. §19.85(1)(e) to go into closed session to discuss negotiation strategies for the acquisition and disposal of real property including the Water Utility building.

Mayor Halvensleben read the above announcement.

4. Public Comment

There were no speakers present.

5. Approval of Minutes

A. [ID#26-04091](#) Approval of minutes from July 21st, 2026 meeting

Attachments: [Ccmn Draft 7.21.2026.pdf](#)

A motion was made by Ald. Moltzan, seconded by Ald. Wigderson, to approve the minutes for the July 21, 2026 meeting. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

Consent Agenda

The Consent Agenda passed unanimously with no items removed.

1. Other Boards and Commissions

A. Transit Commission

- A. [ID#26-03781](#) Review and Act on Mass Transit Operating Aid Agreement with Wisconsin Department of Transportation (WisDOT) for 2026

Sponsors: Transit

Attachments: [TC-26-03781-WisDOT 2026 Operating Assistance Agreement](#)

2. Plan Commission

- A. [PC26-0073](#) Certified Survey Map – Dolphin Drive/Coral Drive, STOR-IT Right – a request to approve a one lot CSM covering 4.2712 acres of land at the northeast corner of Coral Drive and Dolphin Drive located in the M-1 Light Manufacturing District.

Attachments: [Cover Sheet 0 Dolphin-Coral Dr CSM](#)
[Project Staff Reviews- CSM26-00010 7-15-26](#)
[Certified Survey Map- STOR-IT Right, Dolphin Drive, 062026 MSA Review](#)
[Stormwater Management Plan- STOR-IT Right, Dolphin Drive, 062026](#)
[Applicant Cover Letter- STOR-IT Right, Dolphin Drive, 062026](#)
[Certified Survey Map- STOR-IT Right, Dolphin Drive, 062026](#)
[Civil Engineering Plans- STOR-IT Right, Dolphin Drive, 062026](#)
[raSmith Comment Response- STOR-IT Right, Dolphin Drive, 062026](#)
[Stormwater Maintenance Agreement- STOR-IT Right, Dolphin Drive, 062026](#)

- B. [PC26-0077](#) Certified Survey Map - 809 Philip Drive, The Gund Company – a request to approve a one lot CSM covering 10.301 acres of land at the south side of Philip Drive located in the M-2 General Manufacturing District.

Attachments: [City of Waukesha Cover Sheet -The Gund Company CSM](#)
[CSM Application The Gund Company 809 Philip Drive 07-06-2026 Combined MSA Review 7-16-2026](#)
[Staff Reviews 809 Philip Dr CSM](#)
[Draft CSM The Gund Company 809 Phillip Drive 07-06-2026](#)
[Correspondence Regarding Railroad Easement - The Gund Company, 809 Phillip Dr., 7-22-26](#)
[Preliminary Site Plan The Gund Company 809 Phillip Drive 07-06-2026](#)

3. Standing Committees

A. Finance Committee - Ald. Pieper

B. Building & Grounds Committee - Ald. Moltzan

C. Ordinance & License Committee - Ald. Wuteska

1. Licenses

D. Human Resources - Ald. Anderson**E. Board of Public Works - Alex Damien**

- A. [ID#26-04065](#) Review and possible action on the Two-Party State Municipal Agreement between the City of Waukesha and the Wisconsin Department of Transportation regarding the Local Roads Improvement Program (LRIP) Discretionary Program for the reconstruction/resurfacing of E. North Street, St. Paul Avenue and W. Moreland Boulevard.

Sponsors: Public Works

Attachments: [BPW 26-04065-Cvr-North-Moreland-St Paul SMA](#)

End of Consent Agenda

6. New Business

- A. [ID#26-03959](#) Plumbing Code Update – Review and possible action on a proposal to update the Plumbing Code with an amendment to section 16.031 of the Building Code and amendments to sections 19.12 and 19.17 of the Plumbing code pertaining to plan review of Commercial Construction.

Attachments: [City of Waukesha Cover Sheet - Plumbing Code Update](#)
[Changes to 16.031 and 19 rev4](#)

This item was presented for the second reading by Doug Koehler.

- B. [ID#26-04020](#) Surplus Land – Review and possible action on a proposal to declare a 1.986 acre parcel of City owned vacant land as surplus, the parcel, WAKT138999001, located in the Village of Waukesha along Big Bend road south of Mill Creek is no longer needed by the Waukesha Water Utility.

Attachments: [City of Waukesha Cover Sheet - Surplus Land, Water Utility Big Bend Road](#)
[Water Utility Land - Big Bend Road](#)

A motion was made by Ald. Pieper, seconded by Ald. Camacho, to approve proposal to declare a 1.986 acre parcel of City owned vacant land as surplus. Parcel WAKT138999001, located in the Village of Waukesha along Big Bend road, south of Mill Creek, is no longer needed by the Waukesha Water Utility. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

C. [ID#26-04021](#) Review and possible action on the sale of two unused Water Utility sites.

Attachments: [Cover Sheet sale of 2 WU sites.pdf](#)

A motion was made by Ald. Pieper, seconded by Ald. Manion, to approve the sale of two unused Water Utility sites, as presented, to Get Commercial Real Estate. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

7. Public Hearing

A. [PC26-0067](#) Rezoning Petition from Rm-3 to Rm-3 PUD Multi-Family Residential with Planned Unit Development Overlay District, 600 Maple Avenue, Family Promise– a request to approve rezoning 0.61 acres of land at 600 Maple Avenue from Rm-3 Multi-Family Residential to Rm-3 Multi-Family Residential with a PUD to accommodate a proposed 10 unit residential building.

Attachments: [City of Waukesha Cover Sheet - Family Promise PUD rezoning](#)

[Re-Zoning Ordinance - Family Promise](#)

[Civil Architectural Drawings Family Promise 600 Maple June 2026 \(1\)](#)

[Petition for Amending The City of Waukesha's Zoning](#)

[Ordinance Family Promise 600 Maple June 2026](#)

[Project Narrative Family Promise 600 Maple June 2026 \(1\)](#)

[Renderings Family Promise 600 Maple June 2026](#)

The Public Hearing opened at 6:21PM.

There were no speakers present.

The Public Hearing closed at 6:21PM.

B. [ID#26-03495](#) Land Use Plan Amendment - 223 S West Avenue, Water Utility Building – A request from the Community Development Department to amend the land use plan designation for the property at 223 S West Ave, WAKC 1333164, from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

Attachments: [City of Waukesha Cover Sheet - Land Use Amendment 223 S West Avenue Water Utilitybuilding](#)
[Land Use Plan Map - 223 S West Ave](#)
[CSM 2026](#)

*The Public Hearing opened at 6:25PM.
There were no speakers present.
The Public Hearing was closed at 6:25PM.*

- C. [PC26-0047](#) Rezoning Petition – 223 S West Avenue, Water Utility Building – A request from the Community Development Department to rezone the 0.12 acre City owned property at 223 S West Avenue from Rm-1 Multi-Family Residential to B-1 Neighborhood Business District.

Attachments: [City of Waukesha Cover Sheet- Rezoning, 223 S West Avenue Water Utility](#)
[Petition for Rezoning - 223 S West Ave](#)
[CSM 2026](#)

*The Public Hearing opened at 6:25PM.
There were no speakers present.
The Public Hearing closed at 6:25PM.*

8. Action on Public Hearing

- A. [PC26-0067](#) Rezoning Petition from Rm-3 to Rm-3 PUD Multi-Family Residential with Planned Unit Development Overlay District, 600 Maple Avenue, Family Promise– a request to approve rezoning 0.61 acres of land at 600 Maple Avenue from Rm-3 Multi-Family Residential to Rm-3 Multi-Family Residential with a PUD to accommodate a proposed 10 unit residential building.

Attachments: [City of Waukesha Cover Sheet - Family Promise PUD rezoning](#)
[Re-Zoning Ordinance - Family Promise](#)
[Civil _Architectural Drawings_Family Promise_600 Maple_June 2026](#)
[\(1\)](#)
[Petition for Amending The City of Waukesha's Zoning](#)
[Ordinance_Family Promise_600 Maple_June 2026](#)
[Project Narrative_Family Promise_600 Maple_June 2026 \(1\)](#)
[Renderings_Family Promise_600 Maple_June 2026](#)

A motion was made by Ald. Moltzan, seconded by Ald. Matthews, to approve the Rezoning Petition from Rm-3 to Rm-3 PUD Multi-Family Residential with Planned Unit Development Overlay District for 600 Maple Avenue. A request from Family Promise to approve rezoning 0.61 acres of land at 600 Maple Avenue from Rm-3 Multi-Family Residential to Rm-3 Multi-Family Residential with a PUD to accommodate a proposed 10 unit residential building. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

- B.** [ID#26-03495](#) Land Use Plan Amendment - 223 S West Avenue, Water Utility Building – A request from the Community Development Department to amend the land use plan designation for the property at 223 S West Ave, WAKC 1333164, from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

Attachments: [City of Waukesha Cover Sheet - Land Use Amendment 223 S West Avenue Water Utilitybuilding](#)
[Land Use Plan Map - 223 S West Ave](#)
[CSM 2026](#)

A motion was made by Ald. Wuteska, seconded by Ald. Manion, to approve the Land Use Plan Amendment for 223 S West Avenue, Water Utility Building. A request from the Community Development Department to amend the land use plan designation for the property at 223 S West Ave, WAKC 1333164, from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category. The motion carried by the following vote:

Aye: 10 - Mike Chrisien, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews and Rico Camacho

Nay: 2 - Jim Evert and Rick Lemke

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

- C.** [PC26-0047](#) Rezoning Petition – 223 S West Avenue, Water Utility Building – A request from the Community Development Department to rezone the 0.12 acre City owned property at 223 S West Avenue from Rm-1 Multi-Family Residential to B-1 Neighborhood Business District.

Attachments: [City of Waukesha Cover Sheet- Rezoning, 223 S West Avenue Water Utility](#)
[Petition for Rezoning - 223 S West Ave](#)
[CSM 2026](#)

A motion was made by Ald. Wuteska, seconded by Ald. Manion, to approve Rezoning Petition for 223 S West Avenue, Water Utility Building. A request from the Community Development Department to rezone the 0.12 acre City owned property at 223 S West Avenue from Rm-1 Multi-Family Residential to B-1 Neighborhood Business District. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

Reports

9. Other Boards and Commissions

- A. Transit Commission Report - Alex Damien
- B. Water Utility Commission - Ald. Matthews
- C. Information Technology Board Report - Ald. Manion
- D. Landmarks Commission Report - Ald. Chrisien
- E. Redevelopment Authority Report - Ald. Lemke
- F. Parks, Recreation & Forestry Board Report - Ald. Wells
- G. Library Board Report - Ald. Helgestad
- H. Cemetery Commission Report - Ald. Chrisien
- I. Waukesha Housing Authority Report - Ald. Pieper
- J. Community Development Block Grant Committee Report - Jennifer Andrews
- K. Public Art Committee Report - Ald. Moltzan
- 10. Plan Commission - Jennifer Andrews
- 11. Standing Committees
 - A. Finance Committee Report - Ald. Pieper
 - B. Building & Grounds Committee Report - Ald. Moltzan
 - C. Ordinance & License Committee Report - Ald. Wuteska
 - D. Human Resources Committee Report - Ald. Anderson
- 12. Board of Public Works Report - Alex Damien

- A. [ID#26-04055](#) Bids Received: Friday, July 10, 2026, at 11:00 am.
Ruben Drive Pump Station Replacement

The Board of Public Works recommends that the low bid from Mid City Corporation in the amount of \$2,081,600.00, be awarded.

Sponsors: Public Works

Attachments: [2026 Sanitary Pump Station Ruben Dr - BT](#)

A motion was made by Ald. Pieper, seconded by Ald. Wuteska, to approve the low bid from Mid City Corporation in the amount of \$2,081,600 for Ruben Drive

Pump Station Replacement. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

A. [ID#26-04092](#) City Administrator's Report

Attachments: [Admin Report July 31, 2026.pdf](#)

16. Mayor's Report & Referrals

17. Referrals

There was a referral from ALD. Matthews for Buildings & Grounds regarding stop signs on Fox Ridge Drive and Campfire Crossing.

18. Closed Session

A. [ID#26-04099](#) Discuss negotiation strategies for the acquisition and disposal of real property including the Water Utility building.

A motion was made by Ald. Pieper, seconded by Ald. Manion, to approve the discussion of negotiation strategies for the acquisition and disposal of real property including the Water Utility building in Closed Session. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

19. Reconvene in Open Session

A. [ID#26-04093](#) Review and possible action on items discussed in Closed Session.

A motion was made by Ald. Joe Pieper, seconded by Ald. Daniel Manion, to approve reconvening in Open Session at 7:13pm. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Jim Evert, Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick Lemke and Rico Camacho

Absent: 3 - Steve Van Trieste, Erik Helgestad and Eileen Micklitz

20. Adjournment

The meeting adjourned at 7:13PM.

Alicia Halvensleben, 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).