



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Tuesday, January 20, 2026

6:00 PM

Council Chambers, City Hall

1. Roll Call

The meeting was called to order at 6:00PM.

Present: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

2. Pledge of Allegiance

3. Announcement of Closed Session pursuant to Wisconsin Statutes §19.85(1)(c) to discuss appointment of Abigail Schoessow as Treasurer for the City of Waukesha.

Mayor Reilly made the announcement of Closed Session pursuant to Wisconsin Statute 19.85(1)(c).

4. Public Comment

There were no speakers present.

5. Approval of Minutes

A. [ID#26-02866](#) Approval of minutes from December 16th, 2025 meeting

Attachments: [Ccmn 12.16.2025 Draft.pdf](#)

A motion was made by Ald. Payne, seconded by Ald. Matthews, to approve the minutes from the December 16th Meeting. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Consent Agenda

The Consent Agenda was passed by unanimous consent with no items removed.

1. Other Boards and Commissions

A. Information Technology Board

A. [ID#25-02444](#) Review and Approve the AI Acceptable Use Policy

Attachments: [ITB- AI Acceptable Use Policy Cover Sheet.pdf](#)

[AI Acceptable Use Policy Final.pdf](#)

[AI Acceptable Use Policy.pdf](#)

[AI Acceptable Use Policy Rev 1.2-Redline.pdf](#)

[AI Acceptable Use Policy Rev 1.2-clean.pdf](#)

B. [ID#26-02839](#) Review and Approve the Master Service Agreement and Statement of Work with TDI Vertical

Attachments: [ITB- TDI MSA Cover Sheet.pdf](#)

[CoW - Master Services Agreement v12.05.2025.pdf](#)

[ITB- Cybersecurity Support Services SOW v01.06.2026.pdf](#)

B. Cemetery Board

A. [ID#25-02680](#) Review and act on proposed pricing changes for 2026

Attachments: [Cem Comm 25-02680 2026 Pricing 120825](#)

2. Plan Commission

A. [PC25-0174](#) Certified Survey Map - 135 and 137 Wisconsin Avenue - Request approval of a 2 Lot CSM to redivide the properties at 135 and 137 Wisconsin Avenue where 137 Wisconsin is proposed to include the rear portion of 135 Wisconsin Avenue. These properties are located in the B-2 central Business District.

Attachments: [City of Waukesha Cover Sheet- CSM, 135 and 137 Wisconsin Avenue](#)

[SKM_C250i25102714291](#)

[CSM - Modern Solar 137 Wisconsin Ave Oct 27 2025](#)

[CSM - Modern Solar 137 Wisconsin Ave Oct 27 2025 MSA](#)

[Comments](#)

[Project Reviews- 135 and 137 Wisconsin Ave](#)

B. [PC25-0176](#) Final Subdivision Plat Review - Olde Farm Subdivision, 3424 Madison Street - Final Subdivision Plat Review – Olde Farm Subdivision, Madison Street – Request to approve the Final Plat for the Olde Farm Subdivision located along the north side of Madison Street west of Fiddlers Creek Drive.

Attachments: [Plan Commission Cover Sheet PC25-0176 Olde Farm Subdivision](#)
[Final Plat](#)
[Applicant Cover Letter - Olde Farm Subdivision, Final Plat. 12-17-25](#)
[Waukesha County Cond Cert No Object Packet - Olde Farm](#)
[Subdivision. Final PLAT. 12-17-25](#)
[Final PLAT, Olde Farm Subdivision. 12-17-25](#)
[Olde Farm Final Plat 110325_MSA Comment 11-26-2025_FLAT](#)
[Olde Farm Zoning ORD 2024-5](#)
[Project Staff Reviews - SPAR25-00003](#)

C. [PC25-0178](#) Extra-territorial Certified Survey Map - S11W28264 Summit Avenue - Request approval of a 1 Lot CSM to adjust the property line of the residential lot located in the Town of Delafield.

Attachments: [City of Waukesha Cover Sheet- Extra-Territorial CSM, S11W28264](#)
[Summit Ave](#)
[WILDV186920_CSM-REV-11-10-2025_MSA Comment 11-26-2025](#)
[Engineering Plan Checklist](#)
[Project Reviews- S11W28264 Summit Ave](#)
[WILDV186920_CSM-REV-11-10-2025](#)
[Certified Survey Map Checklist](#)

3. Standing Committees

A. Finance Committee - Ald. Pieper

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

A. [ID#25-02822](#) Please remove all school zone or school signs on Milwaukee Avenue and Hyde Park Avenue.

Sponsors: Camacho

Attachments: [25-02822_Udate parking restrictions along Hyde Park](#)
[25-02822_Exhibit_Update parking restrictions along Hyde Park](#)
[BG Resolution for the 1-5-26 - Consent](#)

B. [ID#25-02824](#) Please install No Parking from Nov. 1 to April 1 on the east side of Fourth Street from 121 Fourth Street to Madison Street.

Sponsors: Public Works and Payne

Attachments: [25-02824_Fourth Street no parking signs from Nov 1 to April 1](#)
[25-02824_Exhibit_Fourth Street no parking signs from Nov 1 to April 1](#)
[BG Resolution for the 1-5-26 - Consent](#)

C. [ID#25-02825](#) On Moreland Boulevard west of Wolf Road on the north side of the street,

place a solar powered speed sign and on eastbound Moreland Boulevard in front of Honda Dealership, place a no engine break sign and no engine break in City limits sign.

Sponsors: Payne

Attachments: [25-02825 Moreland Blvd speed feedback sign and no engine braking sign](#)
[25-02825 4a Exhibit Moreland Blvd speed signs and no engine braking signs](#)
[25-02825 4b Exhibit Moreland Blvd speed signs and no engine braking signs](#)
[BG Resolution for the 1-5-26 - Consent](#)

D. [ID#25-02826](#) Review and possible action on removing all "School, Speed Limit 15mph, When Children Are Present" signs on E. College Avenue between East Avenue and James Street, removing all folding stop signs for the intersection of E. College Avenue and Charles Street, removing the eastbound and westbound flashing amber beacons on E. College Avenue in advance of the crosswalks at Charles Street, discontinue enhancing the two crosswalks across E. College Avenue at Charles Street, convert the school crossing signs on E. College Avenue to standard pedestrian crossing signs, and removing all "School, Speed Limit 15mph, When Children Are Present" signs on S. Charles Street from E. College Avenue to E. Laflin Avenue.

Sponsors: Public Works, Halvensleben and Moltzan

Attachments: [25-02826 College and Charles school sign removals and updates](#)
[25-02826 5a Exhibit College and Charles school sign removals and updates Exhibit1](#)
[25-02826 5b Exhibit College and Charles school sign removals and updates Exhibit2](#)
[BG Resolution for the 1-5-26 - Consent](#)

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

1. Licenses

A. [ID#25-02695](#) Discussion and Recommendation on Invited Bartender Applications

Attachments: [Invited Bartender Applications 1.12.2026](#)

B. [ID#25-02697](#) Discussion and Recommendation on Other License Applications

Attachments: [Other License Applications 1.12.2026](#)

D. Human Resources - Ald. Wigderson

E. Board of Public Works - Alex Damien

A. [ID#25-02829](#) Review and possible action on Contract Change Order No. 1 with Sure-Fire, Inc., for the Municipal Garage HVAC Replacement, 300 Sentry Drive, Project.

Sponsors: Public Works

Attachments: [BPW 25-02829-CO1-Sure-Fire-City Garage](#)

B. [ID#25-02831](#) Review and possible action on Contract Amendment #1 with MSA Professional Services, Inc. for Private Development Review Services.

Sponsors: Public Works

Attachments: [BPW-25-02831-Agenda Cvr-MSA Contract Amendment 1](#)

C. [ID#25-02836](#) Review and act on Contract Change Order No. 1 with Ross and White Company for the Badger Drive Bus Wash – 2311 Badger Drive.

Sponsors: Public Works

Attachments: [BPW 25-02836-CO1 Ross and White-Badger Bus Wash](#)

End of Consent Agenda**6. New Business**

A. [ID#26-02865](#) Disallowance of claim for personal injury, Brandon Coffey

Attachments: [Notice of Claim](#)

[Cover Sheet-Brandon Coffey Claim](#)

A motion was made by Ald. Moltzan, seconded by Ald. Wuteska, to approve the disallowance of claim for personal injury for Brandon Coffey. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

B. [ID#25-02716](#) Claim for property damage - Ideal Auto Sales

Attachments: [Claim for Property Damage-Ideal Auto Sales](#)

[Memo-Ideal Auto Sales Claim](#)

A motion was made by Ald. Moltzan, seconded by Ald. Wuteska, to approve the disallowance of claim for property damage for Ideal Auto Sales. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

7. Public Hearing

A. [PC25-0179](#) Rezoning Petition - Dolphin Dr and Coral Dr, STOR-IT Right – A request to rezone the approximately 4.27 acres of vacant land northeast of the Coral Dr/Dolphin Dr intersection from M-3 Limited Business and industrial Park to M-1 Light Manufacturing District.

Attachments: [City of Waukesha Cover Sheet - Rezoning Dolphin Dr, STOR-IT Right](#)
[Rezoning Package Stor It Right Dolphin Dr](#)
[City Department Comments Dolphin Dr Rezoning](#)
[Re-Zoning Ordinance - Dolphin Dr. Coral Dr STORIT Right.pdf](#)

The Public Hearing was opened at 6:10PM.

There were no speakers present.

The Public Hearing was closed at 6:10PM.

B. [PC25-0180](#) Planned Unit Development Amendment - 2310 Fox Run Blvd – Request amend the Fox Run PUD to allow residential uses on Lot 4 of the development which is currently vacant under the B-5 PUD community Business Planned Unit Development Overlay District.

Attachments: [City of Waukesha Cover Sheet - PUD Amendment Fox Run](#)
[Fox Run PUD Amendment Request](#)
[Fox Den II SD Civil Drawing Site Plan](#)
[Fox Run PUD Agreement Executed 7.29.2020](#)
[City Department Comments Fox Run PUD amendment](#)
[Community Dev.- PUD Amendment - Fox Run Mixed Use.pdf](#)

The Public Hearing was opened at 6:15PM.

There were no speakers present.

The Public Hearing was closed at 6:15PM.

C. [PC25-0184](#) Rezoning Petition - Rapids Trail and River Road, Bielinski Homes – A request to rezone the approximately 4.87 acres of vacant land north of Rapids Trail, west of River Road and south of Saylesville Road from B-5 Community Business District to Rd-2 PUD Two Family Residential with a Planned Unit Development Overlay District.

Attachments: [PC25-0184_City of Waukesha Cover Sheet - River Road Villas Rezoning](#)
[Rezoning Petition, River Road Villas. 11.14.25](#)
[Civil Plans, River Road Villas. 12-17-25](#)
[Development Summary, River Road Villas. 11.17.25](#)
[Rezoning Legal Exhibit, River Road Villas. 11-17-25](#)
[Renderings, River Road Villas. 11-19-25](#)

The Public Hearing was opened at 6:23PM.

There were no speakers present.

The Public Hearing was closed at 6:23PM.

8. Action on Public Hearing

A. [PC25-0179](#) Rezoning Petition - Dolphin Dr and Coral Dr, STOR-IT Right – A request to rezone the approximately 4.27 acres of vacant land northeast of the Coral Dr/Dolphin Dr intersection from M-3 Limited Business and industrial Park to M-1 Light Manufacturing District.

Attachments: [City of Waukesha Cover Sheet - Rezoning Dolphin Dr, STOR-IT Right](#)
[Rezoning Package Stor It Right Dolphin Dr](#)
[City Department Comments Dolphin Dr Rezoning](#)
[Re-Zoning Ordinance - Dolphin Dr. Coral Dr STORIT Right.pdf](#)

A motion was made by Ald. Wells, seconded by Ald. Halvensleben, to approve Rezoning Petition for Dolphin Dr and Coral Dr, STOR-IT Right. A request to rezone the approximately 4.27 acres of vacant land northeast of the Coral Dr/Dolphin Dr intersection from M-3 Limited Business and industrial Park to M-1 Light Manufacturing District. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

B. [PC25-0180](#) Planned Unit Development Amendment - 2310 Fox Run Blvd – Request amend the Fox Run PUD to allow residential uses on Lot 4 of the development which is currently vacant under the B-5 PUD community Business Planned Unit Development Overlay District.

Attachments: [City of Waukesha Cover Sheet - PUD Amendment Fox Run](#)
[Fox_Run_PUD_Amendment_Request](#)
[Fox Den II SD Civil Drawing Site Plan](#)
[Fox Run PUD Agreement Executed 7.29.2020](#)
[City Department Comments Fox Run PUD amendment](#)
[Community Dev.- PUD Amendment - Fox Run Mixed Use.pdf](#)

A motion was made by Ald. Wells, seconded by Ald. Halvensleben, to approve Planned Unit Development Amendment for 2310 Fox Run Blvd. A request to amend the Fox Run PUD to allow residential uses on Lot 4 of the development

which is currently vacant under the B-5 PUD community Business Planned Unit Development Overlay District. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

C. [PC25-0184](#) Rezoning Petition - Rapids Trail and River Road, Bielinski Homes – A request to rezone the approximately 4.87 acres of vacant land north of Rapids Trail, west of River Road and south of Saylesville Road from B-5 Community Business District to Rd-2 PUD Two Family Residential with a Planned Unit Development Overlay District.

Attachments: [PC25-0184 City of Waukesha Cover Sheet - River Road Villas](#)
[Rezoning](#)
[Rezoning Petition, River Road Villas. 11.14.25](#)
[Civil Plans, River Road Villas. 12-17-25](#)
[Development Summary, River Road Villas. 11.17.25](#)
[Rezoning Legal Exhibit, River Road Villas. 11-17-25](#)
[Renderings, River Road Villas. 11-19-25](#)

A motion was made by Ald. Matthews, seconded by Ald. Wells, to approve Rezoning Petition for Rapids Trail and River Road, Bielinski Homes. A request to rezone the approximately 4.87 acres of vacant land north of Rapids Trail, west of River Road and south of Saylesville Road from B-5 Community Business District to Rd-2 PUD Two Family Residential with a Planned Unit Development Overlay District. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

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. R. Lemke
 - F. Parks, Recreation & Forestry Board Report - Ald. Wells
 - G. Library Board Report - Ald. Halvensleben
 - 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. E. Payne
 - C. Ordinance & License Committee Report - Ald. P. Wuteska
 - D. Human Resources Committee Report - Ald. Wiggerson
- 12. Board of Public Works Report - Alex Damien
- 13. Director of Public Works Report
- 14. City Attorney's Report
- 15. City Administrator's Report
 - A. [ID#26-02867](#) City Administrator's Report
 - Attachments: [Admin Report January 16, 2025.pdf](#)
- 16. Mayor's Report & Referrals
 - A. [ID#26-02873](#) Board Appointments
 - Attachments: [Council Letter 01.20.2026.pdf](#)

A motion was made by Ald. Manion, seconded by Ald. Halvensleben, to approve the board reappointment for Brandon Kostolni to the Information and Technology Board. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho
- B. [ID#26-02885](#) Resolution to Honor the Life of Steve Wimmer
 - Attachments: [Steve Wimmer - Demise - 2025.pdf](#)
- C. [ID#26-02884](#) Resolution to Honor the Life of Paul Vrakas

Attachments: [Paul Vrakas - Demise - 2025.pdf](#)

17. Referrals

ALD. Payne had a referral for the Board of Public Works. ALD. Anderson had three referrals for Buildings & Grounds. ALD. Van Trieste had a referral for Buildings & Grounds.

18. Closed Session

A. [ID#26-02874](#) Consideration of appointment of Abigail Schoessow as Treasurer for the City of Waukesha.

Meeting went into Closed Session at 6:47PM.

Meeting Reconvened at 7:03PM.

A motion was made by Ald. Halvensleben, seconded by Ald. Pieper, to approve convening in closed session to discuss the consideration of the appointment of Abigail Schoessow as Treasurer for the City of Waukesha. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

19. Reconvene in Open Session

A. [ID#26-02877](#) Possible action on discussion of appointment of Abigail Schoessow as Treasurer for the City of Waukesha.

A motion was made by Ald. Wiggerson, seconded by Ald. Halvensleben, to approve the appointment of Abigail Schoessow as Treasurer for the City of Waukesha. The motion carried by the following vote:

Aye: 15 - Mike Chrisien, Eric Payne, Doreen Wiggerson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews, Dean D. Lemke, Rick R. Lemke and Rico Camacho

20. Adjournment

The meeting adjourned at 7:03PM.

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).