



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Tuesday, August 19, 2025

6:00 PM

Council Chambers, City Hall

1. Roll Call

The meeting was called to order at 6:00P.M.

Present: 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

2. Pledge of Allegiance

3. Public Comment

Eric Steffens, 2705 Chatsworth Circle, spoke on the 4th of July Fireworks & council responsiveness.

John Thomas, 134 Douglass Avenue, spoke on biker lanes & safety.

Ethel Marshall, 1976 Sunnyside Drive, spoke on the parade memorial.

Katie Pudleiner, 3033 Silvernail Road, spoke on the parade memorial.

Tyler Pudleiner, 3033 Silvernail Road, spoke on the parade memorial.

4. Approval of Minutes

A. [ID#25-02021](#) Approval of Minutes from August 5th Meeting

Attachments: [CCmn 08.05.2025 Draft.pdf](#)

A motion was made by Ald. Matthews, seconded by Ald. Payne, to approve the Minutes from the August 5, 2025 Meeting. 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

5. Presentations

A. [ID#25-02018](#) Gallery Art Exhibit Presentation

Attachments: [Gallery Art Presentation Carroll University Alumni- 2025.pptx](#)

Consent Agenda

The Consent Agenda was passed unanimously with no items removed.

1. Other Boards and Commissions

- A. [ID#25-00656](#) Review and possible action on proposed Distribution Easement with We Energies for a new underground electrical line within Merrill Crest Park.

Attachments: [Cover Sheet Merrill Crest Park We Energies Easement 2025](#)
[Easement Request Waukesha City Park](#)
[WR 4943972 IO CR1172 Waukesha Parks SKETCH](#)
[CITY OF WAUKESHA EASEMENT](#)

2. Plan Commission

3. Standing Committees

A. Finance Committee - Ald. Pieper

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

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

1. Licenses

- A. [ID#25-01966](#) Review and possible action on Secondhand Dealer Renewal Application from EcoATM, LLC.

Attachments: [O&L ID#25-01966 EcoATM, LLC Cover Sheet](#)

- B. [ID#25-01967](#) Review and possible action on Secondhand Dealer Renewal Application from Costa's Fine Jewelry & Coins.

Attachments: [O&L ID#25-01967 Costa's Fine Jewelry & Coins Cover Sheet](#)

- C. [ID#25-01968](#) Review and possible action on Secondhand Dealer Application from Watchcircle, LLC.

Attachments: [O&L ID#25-01968 Watchcircle, LLC Cover Sheet](#)

D. Human Resources - Ald. Wigerson

E. Board of Public Works - Alex Damien

- A. [ID#25-01814](#) Review and possible action on the purchase of sewer castings for manholes and inlets for the various sewer and roadway projects.

Sponsors: Public Works

Attachments: [BPW 25-01814-Cover Sheet-Sewer Castings 2025](#)

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

- A. [ID#25-01989](#) Review and possible action on 2025 Budget for Waukesha Parade Memorial

Attachments: [2025 Proposed Budget- Waukesha Parade Memorial- Cover Sheet and Budget.pdf](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Moltzan, to approve the 2025 Budget for the Waukesha Parade Memorial. 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#25-02025](#) Request for Waiver of Conflict, VonBriesen law firm.

A motion was made by Ald. Pieper, seconded by Ald. R. Lemke, to approve the request for Waiver of Conflict, Von Briesen law firm. The motion failed by the following vote:

Aye: 7 - Mike Chrisien, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Mike Anderson, Dean D. Lemke and Rick R. Lemke

Nay: 8 - Eric Payne, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Alicia Halvensleben, Dale Matthews and Rico Camacho

- C. [ID#25-02026](#) Approval of contract with Waukesha County for use of UW-Waukesha buildings for fire and police training.

Attachments: [Special Use Agreement for UW Buildings 8-14-25](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Camacho, to approve the contract with Waukesha County for use of UW-Waukesha buildings for fire and police training. 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. [PC25-0131](#) Rezoning - 735 Pleasant St., La Casa de Esperanza – A request to rezone approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.

Attachments: [City of Waukesha Cover Sheet - Rezoning La Casa](#)
[APPL PC Development Review Application - 010125 - LaCasa de Esperanza 061725](#)
[Site Plan - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Cover Letter - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Easement Draft - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Rezoning - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Re-Zoning Ordinance - LaCasa Pleasant Street](#)

The Public Hearing was opened.

There were no comments.

The Public Hearing was closed.

8. Action on Public Hearing

- A. [PC25-0131](#) Rezoning - 735 Pleasant St., La Casa de Esperanza – A request to rezone approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.

Attachments: [City of Waukesha Cover Sheet - Rezoning La Casa](#)
[APPL PC Development Review Application - 010125 - LaCasa de Esperanza 061725](#)
[Site Plan - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Cover Letter - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Easement Draft - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Rezoning - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Re-Zoning Ordinance - LaCasa Pleasant Street](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Manion, to approve the rezoning of 735 Pleasant St., La Casa de Esperanza. To rezone approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District. 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

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

- A. [PC25-0130](#) Certified Survey Map - 735 Pleasant St., La Casa de Esperanza – A request to approve a 5.1402 acre one lot CSM to consolidate 13 parcels owned by La Casa de Esperanza south of Arcadian Avenue west of the rail road tracks, into 1 Lot.

Attachments: [City of Waukesha Cover Sheet - CSM La Casa](#)
[APPL_PC Development Review Application - 010125 - LaCasa de Esperanza 061725](#)
[Certified Survey Map CSM - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Easement Draft - LaCasa de Esperanza - Arcadian Ave 061725](#)
[Cover Letter - LaCasa de Esperanza - Arcadian Ave 061725](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Wuteska, to approve the Certified Survey Map for 735 Pleasant St., La Casa de Esperanza. To approve a 5.1402 acre one lot CSM to consolidate 13 parcels owned by La Casa de Esperanza south of Arcadian Avenue west of the rail road tracks, into 1 Lot.. 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

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

A. [ID#25-01703](#) Review and possible action of the Invited Applications.

Attachments: [O&L 25-01703 Cover Sheet- Invited Applications](#)
[Invited Applications- 7.28.25](#)

A motion was made by Ald. Wuteska, seconded by Ald. Halvensleben, to approve the Bartender/Operator License Application for Carter Bell. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Eric Payne, Doreen Wigderson, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dale Matthews and Rico Camacho

Nay: 3 - Joe Pieper, Dean D. Lemke and Rick R. Lemke

A motion was made by Ald. Wuteska, seconded by Ald. Halvensleben, to approve the denial of the Bartender/Operator License Application for Gregory Kasprzak. 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

D. Human Resources Committee Report - Ald. Wigderson

12. Board of Public Works Report - Alex Damien

A. [ID#25-01813](#) Bids Received: Friday, August 1, 2025, at 11:00 a.m.
2025 Municipal Garage HVAC Replacement

The Board of Public Works recommends that the low bid from Sure-Fire, Inc., in the amount of \$350,000.00 be awarded.

Sponsors: Public Works

Attachments: [Municipal Garage Repair and Rehabilitation Phase 1-BT](#)

A motion was made by Ald. Pieper, seconded by Ald. Payne, to approve the low bid of \$350,000 from Sure-Fire, Inc. for 2025 Municipal Garage HVAC Replacement. 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

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

16. Mayor's Report & Referrals

A. [ID#25-02020](#) August Proclamations

Attachments: [Chamber of Commerce 2025 Proclamation.pdf](#)

17. Referrals

There were referrals from Ald. Van Trieste for Buildings & Grounds and Park Rec and Ald. Mathews for Department of Public Works.

18. Adjournment

The meeting adjourned at 7:17P.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 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).