



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

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Tuesday, September 2, 2025

6:00 PM

Council Chambers, City Hall

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#### 1. Roll Call

*The meeting was called to order at 6:01P.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. Announcement of Closed Session pursuant to Wisconsin Stats. §19.85(1)(e) to discuss the sale of city owned property at 223 S. West Ave.

*Mayor Reilly read the above announcement.*

#### 4. Public Comment

*Charles Betker, 944 Oakland Avenue, spoke against the proposal to change the City Attorney from an elected to an appointed position.*

*Lisa Salb, Madison Street, spoke against the proposal to change the City Attorney from an elected to an appointed position.*

*Andras Pedroza, spoke on the River Study.*

*James Wigderson, 1100 Anoka Avenue, spoke on in favor of the proposal to change the City Attorney from an elected to an appointed position.*

#### 5. Approval of Minutes

##### A. [ID#25-02078](#) Approval of Minutes from August 19th meeting.

**Attachments:** [CCmn081925.pdf](#)

**A motion was made by Ald. Moltzan, seconded by Ald. Halvensleben, to approve the minutes from the August 19th 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

#### Consent Agenda

*ID#25-02014 Review and Act on the revised Financial Policy, F-6.0 Purchasing and*

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*Bidding, as presented was removed from the Consent Agenda. All other items passed unanimously.*

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

## **2. Plan Commission**

## **3. Standing Committees**

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

- A. [ID#25-02053](#) Review and Possible Action on the proposed four year cardiac monitor maintenance agreement with Stryker

**Attachments:** [Cover Sheet and Attachments - Cardiac Monitor Maintenance Agreement](#)

- B. [ID#25-02054](#) Review and Possible Action on the proposed Fire Department Training Center Contract to permit other fire departments to use the burn tower and training center

**Attachments:** [Cover Sheet and Attachments - Fire Training Facility Agreement](#)

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

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

- A. [ID#25-01965](#) Review and possible action on the Amendment of Premises Application for Compass Groups USA, Inc "Class B" Beer & Liquor License.

**Attachments:** [Compass Groups USA Inc](#)

- B. [ID#25-02048](#) Review and possible action on the Temporary Class "B" License Application for Corpus Christi Celebration Festival.

**Attachments:** [Corpus Christi Celebration Festival Temporary Class 'B' Application Cover Sheet](#)

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

### **E. Board of Public Works - Alex Damien**

## **End of Consent Agenda**

## **6. New Business**

- A. [ID#25-02058](#) Review and possible action on a resolution authorizing staff to apply for a Wisconsin Economic Development Corporation (WEDC) Small Business Development Grant

**Attachments:** [New Business - Cover Sheet - Resolution to Apply for WEDC Small Business Development Grant.pdf](#)

**A motion was made by Ald. R. Lemke, seconded by Ald. Halvensleben, to approve resolution authorizing staff to apply for a Wisconsin Economic Development Corporation (WEDC) Small Business Development Grant. 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.**     [PC25-0127](#)     Land Use Plan Amendment - 1300 and 1240 S. Grand Ave – A request from Bridge Church to amend the land use plan designation for the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from the Commercial (C) land use to Civic and Institutional (CIV) land use category.

**Attachments:** [City of Waukesha Cover Sheet - Land Use Amendment Bridge church 1300 and 1240 S Grand Avenue](#)  
[BRIDGE CHURCH\\_CSM 051525](#)

[APPL PC Development Review Application - 010125](#)

[Rezoning and Land Use Request - Bridge Church](#)

[Concept Site Plan](#)

*Public Comment was opened for the Public Hearing.*

*Aleks Sasiz, 1309 S. Grand Avenue, spoke on the Public Hearing.*

*Anntonett Perez, 1325 S. Grand Avenue, spoke on the Public Hearing.*

*Curt Leblouse, the owner of Bridge Church, spoke on the Public Hearing.*

*The Public Hearing was closed.*

- B.**     [PC25-0118](#)     Rezoning - 1300 and 1240 S. Grand Ave – A request from Bridge Church to rezone the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347 from B-4 Office and Professional District to I-1 Institutional District.

**Attachments:** [City of Waukesha Cover Sheet - Rezoning Bridge Church 1300 and 1240 S Grand Avenue](#)  
[BRIDGE CHURCH\\_CSM 051525](#)

[APPL PC Development Review Application - 010125](#)

[Rezoning and Land Use Request - Bridge Church](#)

[Concept Site Plan](#)

[Re-Zoning Ordinance -Bridge Church S Grand Avenue.pdf](#)

- C.**     [PC25-0128](#)     Land Use Amendment - 3011 Saylesville Road – A request from

Momentum Early Learning to amend the land use plan designation for the property at 3011 Saylesville Rd. (WAKC 1363075) and the property at the southeast corner of Saylesville Road (WAKC1374993), from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

**Attachments:** [PC25-0128 Cover Sheet - Land Use Plan Amendment - 3011 Saylesville Rd](#)  
[3011 Saylesville Location Map](#)  
[Plan Commission Application - Momentum Early Learning Project, 3011 Saylesville Rd, June 23, 2025](#)  
[Cover Letter, Petition for Amending The City of Waukesha's Zoning Ordinance, 3011 Saylesville Rd](#)  
[Land Use Plan Amendment - 3011 Saylesville Rd](#)

*Public Comment was opened for the Public Hearing.*

*No speakers present.*

*The Public Hearing was closed.*

- D. [PC25-0122](#) Rezoning – 3011 Saylesville Road – A request from Momentum Early Learning to rezone the property at 3011 Saylesville Rd, (WAKC1363075 and the property at the southeast corner of Saylesville Road (WAKC1374993) from I-1 Institutional District to the B-3 General Business District

**Attachments:** [PC25-0122 Cover Sheet - Rezoning - 3011 Saylesville Rd](#)  
[3011 Saylesville Location Map](#)  
[Plan Commission Application - Momentum Early Learning Project, 3011 Saylesville Rd, June 23, 2025](#)  
[Cover Letter, Petition for Amending The City of Waukesha's Zoning Ordinance, 3011 Saylesville Rd](#)  
[Rezoning Ordinance for CCC \(DRAFT\) - 3011 Saylesville Road](#)  
[Rezoning - Petition for Amending The City of Waukesha's Zoning Ordinance, 3011 Saylesville Rd](#)

## 8. Action on Public Hearing

- A. [PC25-0127](#) Land Use Plan Amendment - 1300 and 1240 S. Grand Ave – A request from Bridge Church to amend the land use plan designation for the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from the Commercial (C) land use to Civic and Institutional (CIV) land use category.

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[BRIDGE CHURCH\\_CSM 051525](#)  
[APPL\\_PC Development Review Application - 010125](#)  
[Rezoning and Land Use Request - Bridge Church](#)  
[Concept Site Plan](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Wigderson, to approve Land Use Plan Amendment and Rezoning- 1300 and 1240 S. Grand Ave - A request from Bridge Church to amend the land use plan designation for the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from the Commercial (C) land use to Civic and Institutional (CIV) land use category. The motion carried by the following vote:

**Aye:** 14 - Mike Chrisien, Eric Payne, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke and Rico Camacho

**Abstain:** 1 - Dale Matthews

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[APPL\\_PC Development Review Application - 010125](#)  
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[Concept Site Plan](#)  
[Re-Zoning Ordinance -Bridge Church S Grand Avenue.pdf](#)

- C.**     [PC25-0128](#)     Land Use Amendment - 3011 Saylesville Road – A request from Momentum Early Learning to amend the land use plan designation for the property at 3011 Saylesville Rd. (WAKC 1363075) and the property at the southeast corner of Saylesville Road (WAKC1374993), from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

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[Cover Letter\\_Petition for Amending The City of Waukesha's Zoning Ordinance\\_ 3011 Saylesville Rd](#)  
[Land Use Plan Amendment - 3011 Saylesville Rd](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Wigderson, to approve the Comprehensive Plan Amendment. 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.**     [PC25-0122](#)     Rezoning – 3011 Saylesville Road – A request from Momentum Early Learning to rezone the property at 3011 Saylesville Rd, (WAKC1363075 and the property at the southeast corner of Saylesville Road (WAKC1374993) from I-1 Institutional District to the B-3 General Business District

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[Cover Letter - Petition for Amending The City of Waukesha's Zoning Ordinance - 3011 Saylesville Rd](#)  
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[Rezoning - Petition for Amending The City of Waukesha's Zoning Ordinance - 3011 Saylesville Rd](#)

**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

- C. [ID#25-02014](#) Review and Act on the revised Financial Policy, F-6.0 Purchasing and Bidding, as presented

**Attachments:** [Cover Sheet - Purchasing and Bidding Policy Revision Updated](#)  
[Revised Clean Purchasing and Bidding Policy](#)  
[Revised Redlined Purchasing and Bidding Policy](#)

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve the Revised Financial Policy, F-6.0's return to committee. 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. Building &amp; Grounds Committee Report - Ald. E. Payne

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

## 1. Licenses

- A. [ID#25-01808](#) Consider proposal to make City Attorney an appointed rather than elected position, make recommendation to Common Council.

**Attachments:** [Memo with Draft Ordinances](#)  
[Charter Ordinance-Appointed City Attorney](#)

**A motion was made by Ald. Payne, seconded by Ald. Manion, to no longer consider the proposal to make City Attorney an appointed rather than elected position. The motion carried by the following vote:**

**Aye:** 8 - Eric Payne, Doreen Wigderson, Steve Van Trieste, Jack Wells, Daniel Manion, Mike Anderson, Dale Matthews and Rico Camacho

**Nay:** 7 - Mike Chrisien, Joe Pieper, Elizabeth Moltzan, Paul Wuteska, Alicia Halvensleben, Dean D. Lemke and Rick R. Lemke

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

## 12. Board of Public Works Report - Alex Damien

- A. [ID#25-00799](#) Review and possible action on the consulting contract for the Saratoga Lake Study.

**Sponsors:** Public Works

**Attachments:** [BPW\\_25-00799-Cover Sheet-Saratoga Lake Dredging Study](#)  
[2018 Saratoga Mill Dam Inspection Report](#)  
[2019 Saratoga Survey and Sampling Report](#)  
[2025 Request for Proposal Saratoga Lake Dredging Study](#)

**A motion was made by Ald. Halvensleben, seconded by Ald. Wigderson, to approve action on the consulting contract for the Saratoga Lake Study. The motion carried by the following vote:**

**Aye:** 12 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke and Rico Camacho

**Nay:** 3 - Mike Chrisien, Eric Payne and Dale Matthews

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

**A.** [ID#25-02080](#) City Administrator's Report

**Attachments:** [Admin Report August 29 2025.pdf](#)

16. Mayor's Report & Referrals

17. Referrals

*There were referrals from Ald. Payne for Buildings & Grounds and two from Ald. Van Trieste for Buildings & Grounds.*

18. Closed Session

*Meeting went into Close Session at 8:03P.M.*

**A motion was made by Ald. Joe Pieper, seconded by Ald. Alicia Halvensleben, to move into Closed Session. 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

**A.** [ID#25-02081](#) Discussion on proposals for the sale of city owned property at 223 S. West Ave.

19. Reconvene in Open Session

**A.** [ID#25-02082](#) Consideration and possible action on proposals for the sale of city owned property at 223 S. West Ave.

20. Adjournment



*The meeting adjourned at 8:46P.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).