



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Thursday, February 20, 2025

6:00 PM

Council Chambers, City Hall

1. Roll Call

Present: 12 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

2. Pledge of Allegiance

3. Announcement of Closed Session pursuant to Wisconsin Statutes §19.85(1)(e) to discuss the sale of .15 acres of City owned property at the corner of Buena Vista and Pewaukee Rd., tax key 1000-071. There is currently an offer to purchase, and the City is considering a counter offer.

4. Public Comment

*Jimmy Dakolias, 332 Williams St., spoke on the Williams Street improvements.
John Thomas, 134 Douglas Ave., spoke on Water Utility project.*

5. Approval of Minutes

A. [ID#25-00245](#) Minutes from February 4, 2025

Attachments: [CCmn02.04.2025 Draft](#)

A motion was made by Ald. Moltzan, seconded by Ald. D. Lemke, to approve the minutes from February 4, 2025 meeting. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

Abstain: 1 - Alicia Halvensleben

Consent Agenda

The Consent Agenda was passed unanimously with no items removed.

1. Other Boards and Commissions

A. Parks, Recreation and Forestry

- A. [ID#25-00275](#) Review and act on (recommendation to Common Council) proposed Sponsorship Agreement between the City of Waukesha and Generac Foundation supporting the 2026 Waukesha JanBoree community event.

Attachments: [Common Council Cover Sheet -Generac Foundation Agreement 2026](#)
[2026 Generac Foundation Sponsorship Agreement](#)

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#25-00109](#) Invited Application: Foxx View Lanes Request for Extension of Premise License for the Sale of Liquor and/or Beer
- B. [ID#25-00110](#) Invited Application: The Hilltop Pub Request for Extension of Premise License for the Sale of Liquor and/or Beer
- C. [ID#25-00146](#) Other Application: Speedway LLC- Successor of Agent

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

- A. [ID#25-00103](#) Review and act on the purchase of approximately 1.926 +/- acres of real property known as tax key WAKC 1313 999 001, referred to as Michigan Avenue, Waukesha, Wisconsin for \$0 for future location of a stormwater detention pond which is part of the Area 7 flood mitigation project subject to City Attorney review.

Sponsors: Public Works

Attachments: [25-00103-BPW_Agenda Cover Sheet - Purchase of Property, School District of Wauk.pdf](#)
[Sale-Purchase Contract.pdf](#)

End of Consent Agenda

6. New Business

A. [ID#25-00246](#) Williams Street Placemaking Plan

Attachments: [Cover Sheet- Williams Street Placemaking Plan.pdf](#)
[Williams Street Placemaking.pdf](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve Williams Street Placemaking Plan. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

B. [ID#25-00257](#) Ratification of EAP contract with ComPsych

Attachments: [Cover Sheet ratification of EAP contract.pdf](#)
[City of Waukesha WI EAP CONTRACT 11262024 FullyExecuted.pdf](#)

A motion was made by Ald. R. Lemke, seconded by Ald. Chrisien, to approve the ratification of the EAP contract with ComPsych. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

7. Public Hearing

A. [PC25-0005](#) Rezoning petition for Waukesha Water Utility Operations Center, Chapman Road, TK #1332001008 – A request from the Waukesha Water Utility to rezone approximately 11.09 acres of land along the north side of Chapman Drive from M-3 Limited Business and Industrial Park to I-1 Institutional District in anticipation of a new operations center.

Attachments: [Cover Sheet - Water Utility Rezoning](#)
[Waukesha Water Utility Operations Center, Rezoning Petition 1 14 25 signed](#)
[Waukesha Water Utility Operations Center - 1-14-24 - Conceptual Site Plan](#)
[Re-Zoning Ordinance - Waukesha Water Utility](#)

8. Action on Public Hearing

A. [PC25-0005](#) Rezoning petition for Waukesha Water Utility Operations Center, Chapman Road, TK #1332001008 – A request from the Waukesha Water Utility to rezone approximately 11.09 acres of land along the north side of Chapman

Drive from M-3 Limited Business and Industrial Park to I-1 Institutional District in anticipation of a new operations center.

Attachments: [Cover Sheet - Water Utility Rezoning](#)
[Waukesha Water Utility Operations Center, Rezoning Petition 1 14 25 signed](#)
[Waukesha Water Utility Operations Center - 1-14-24 - Conceptual Site Plan](#)
[Re-Zoning Ordinance - Waukesha Water Utility](#)

A motion was made by Ald. Moltzan, seconded by Ald. Bartels, to approve the rezoning petition for Waukesha Water Utility Operations Center, Chapman Road, TK #1332001008 - A request from the Waukesha Water Utility to rezone approximately 11.09 acres of land along the north side of Chapman Drive from M-3 Limited Business and Industrial Park to I-1 Institutional District in anticipation of a new operations center.. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

Reports

9. Other Boards and Commissions

A. Transit Commission Report - Alex Damien

B. Water Utility Commission - Ald. Bartels

C. Information Technology Board Report - Ald. Manion

D. Landmarks Commission Report - Ald. Moltzan

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. C. Payne

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. Chrisien

12. Board of Public Works Report - Alex Damien

- A. [ID#25-00052](#) Bids Received: Friday, January 17, 2025, at 11:00 a.m.
2025 Fire Station #1 Boiler Replacements

The Board of Public Works recommends that the low bid from August Winter & Sons, Inc., in the amount of \$53,400.00 be awarded.

Sponsors: Public Works

Attachments: [2025 Fire Station #1 Boiler Replacement Bid Tab.pdf](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve low bid from August Winter & Sons, Inc., in the amount of \$53,400.00 for Fire Station #1 Boiler Replacements. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

- B. [ID#25-00104](#) Bids Received: Friday, January 31, 2025, at 11:00 a.m.
Silvernail Road Utility and Street Improvements

The Board of Public Works recommends that the low bid from LaLonde Contractors, Inc., in the amount of \$2,985,434.16, be awarded.

Sponsors: Public Works

Attachments: [2025 Silvernail Road -Concrete - BT.pdf](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid from LaLonde Contractors, Inc., in the amount of \$2,985,434.16 for Silvernail Road Utility and Street Improvements. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

- C. [ID#25-00105](#) Bids Received: Friday, January 31, 2025, at 11:00 a.m.
Badger Drive HVAC Improvements

The Board of Public Works recommends that the low bid from Hennes Services, Inc., in the amount of \$63,990.00 be awarded.

Sponsors: Public Works

Attachments: [Badger Drive HVAC Improvements - BT.pdf](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the low bid from Hennes Services, Inc., in the amount of \$63,990.00 for Badger Drive HVAC Improvements. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

- D. [ID#25-00106](#) Bids Received: Friday, January 31, 2025, at 11:00 a.m.
Rotary Building Door and Window Replacement

The Board of Public Works recommends that the only bid from Corcoran Glass LLC in the amount of \$174,982.00 be awarded.

Sponsors: Public Works

Attachments: [2025 Rotary Building Door and Window Replacement - BT.pdf](#)

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve the only bid from Corcoran Glass LLC in the amount of \$174,982.00 for Rotary Building Door and Window Replacement. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

B. Communications and Referrals

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

- A. [ID#25-00260](#) City Administrator's Report

Attachments: [Admin Report February 14, 2025.pdf](#)

16. Mayor's Report & Referrals

A. [ID#25-00261](#) Proclamation - National Engineers' Week

Attachments: [Engineer Week 2025 Proclamation.pdf](#)

17. Referrals

There were no referrals.

18. Closed Session

A. [ID#25-00259](#) A motion will be made pursuant to Wisconsin Statutes §19.85(1)(e) to discuss the sale of .15 acres of City owned property at the corner of Buena Vista and Pewaukee Rd., tax key 1000-071. There is currently an offer to purchase, and the City is considering a counter offer.

Meeting went into Recess

A motion was made by Ald. Pieper, seconded by Ald. Manion, to go into Closed Session pursuant to Wisconsin Statutes §19.85(1)(e) to discuss the sale of .15 acres of City owned property at the corner of Buena Vista and Pewaukee Rd., tax key 1000-071. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

19. Reconvene in Open Session

A. [ID#25-00262](#) Possible discussion and/or action on matters discussed in closed session.

Meeting Reconvened.

A motion was made by Ald. Pieper, seconded by Ald. E. Payne, to approve matters discussed in closed session. The motion carried by the following vote.

Aye: 11 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dean D. Lemke, Rick R. Lemke and Doreen Wigderson

Absent: 3 - Jack Wells, Frank McElderry and Cory C. Payne

20. Adjournment

The meeting was adjourned at 6:57pm.

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).