



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

---

Tuesday, February 4, 2025

6:00 PM

Council Chambers, City Hall

---

#### 1. Roll Call

**Present:** 15 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

#### 2. Pledge of Allegiance

#### 3. Public Comment

*Katti Pudleiner spoke on the Silvernail project.*

#### 4. Approval of Minutes

##### A. [ID#25-00083](#) Minutes from January 21st, 2025.

**Attachments:** [Ccmn250121 Draft.pdf](#)

**A motion was made by Ald. E. Payne, seconded by Ald. D. Lemke, to approve the Minutes from the January 21st, 2025 meeting. The motion carried by the following vote:**

**Aye:** 15 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

### Consent Agenda

#### 1. Other Boards and Commissions

#### 2. Plan Commission

##### A. [PC25-0002](#) Certified Survey Map – 704 N. Grand Avenue – A request from KEBB CS-WA LLC. to approve a 1-lot CSM over 0.860 acres of land in anticipation of the future development of a new Cobblestone Hotel at the northwest corner of N. Grand Avenue and Wisconsin Avenue.

**Attachments:** [Cover Sheet -Certified Survey Map 704 N Grand Avenue Cobblestone](#)  
[APPL PC Development Review Application - 010125](#)  
[2025-01-10 CSM for review](#)  
[CSM Checklist](#)

### **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#25-00067](#) Invited Application: Devi Corner LLC Class "A" Beer and "Class A" Liquor License Application
- B. [ID#25-00068](#) Invited Application: 3J Liquor LLC Class "A" Beer and "Class A" Liquor License Application
- C. [ID#25-00069](#) Invited Application: Castle Hart LLC Request for Extension of Premise License for the Sale of Liquor and/or Beer

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

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

- A. [ID#25-00049](#) Review and act on the Contract Amendment 6 for Operational Assistance Services with Strand Associates not to exceed \$20,000 for on-going assistance of services related to the recent improvements at the Clean Water Plant.

**Sponsors:** Public Works

**Attachments:** [25-00049-BPW\\_Agenda Cover Sheet - Strand OP assist 2025.pdf](#)  
[Strand Operational Assistance Amendment.pdf](#)

- B. [ID#25-00050](#) Review and act on the Contract extension with United Liquid Waste for bio-solids hauling for the City's Clean Water Plant.

**Sponsors:** Public Works

**Attachments:** [25-00050-BPW-2025 Sludge Hauling.pdf](#)  
[Waukesha extension letter United Liquid Waste 1-23-25.pdf](#)

- C. [ID#25-00051](#) Review and act on Contract Change Order No. 1 with All-Ways Contractors, Inc., for the 2024 Alley Reconstruction project.

**Attachments:** [25-00051-BPW Agenda Cover Sheet - Change Order #1 2024 Alley Reconstruction.pdf](#)  
[25-00051-CCO1-All-Ways Contractors-2024 Alley Reconstruction.pdf](#)

### **End of Consent Agenda**

*The consent agenda was passed by unanimous consent, with no items removed.*

## **5. New Business**

- A.** [ID#25-00077](#) Review and act on a sidewalk installation agreement with Waukesha County.

**Attachments:** [Coversheet - Northview Grandview Sidewalk Agreement.pdf](#)  
[Northview Grandview Sidewalk Agreement - City Rev 1-28-2025.pdf](#)

**A motion was made by Ald. Pieper, seconded by Ald. Moltzan, to approve the sidewalk installation agreement with Waukesha County. The motion carried by the following vote:**

**Aye:** 14 - Mike Chrisien, Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 1 - Peter Bartels

## **6. Public Hearing**

## **7. Action on Public Hearing**

## **Reports**

## **8. 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
- 9. Plan Commission - Jennifer Andrews

A. [ID#25-00079](#) Rezoning Ordinance - S West Avenue

**Attachments:** [Re-Zoning Ordinance - S West Avenue .pdf](#)

**A motion was made by Ald. Moltzan, seconded by Ald. Wells, to approve the Rezoning Ordinance for S West Avenue. The motion carried by the following vote:**

**Aye:** 14 - Mike Chrisien, Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 1 - Peter Bartels

10. 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. [24-11265](#) Amendments to Mun Code 9.09(1) regarding residency restrictions for Alcohol and Tobacco License Agents.

**Attachments:** [Mun Code 9.09\(1\)](#)  
[Ordinance 9.09 Residency Requirements](#)  
[Memo-Agent Residence](#)

**A motion was made by Ald. Wuteska, seconded by Ald. McElderry, to approve amendments to Mun. Code 9.09(1) regarding residency restrictions for Alcohol and Tobacco License Agents. The motion carried by the following vote:**

**Aye:** 14 - Mike Chrisien, Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 1 - Peter Bartels

B. [ID#25-00031](#) Amendments to Mun Code 9.09 and 9.11 regarding qualifications for "Class C" and Class "B" retail alcohol beverage licenses.

**Attachments:** [Cover Sheet - Class C License Requirements](#)

[Memo](#)

[Ordinance 9.09\(4\) and 9.11\(9\) - Repeal Class C and Class B Restaurant Requirements](#)

**A motion was made by Ald. Wuteska, seconded by Ald. McElderry, to approve amendments to Mun. Code 9.09 and 9.11 regarding qualifications for "Class C" and Class "B" retail alcohol beverage licenses. The motion carried by the following vote:**

**Aye:** 14 - Mike Chrisien, Eric E. Payne, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

**Absent:** 1 - Peter Bartels

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

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

- A. [ID#25-00063](#) Resolution relating to the special assessment for the installation of Sanitary Sewer along Silvernail Road from STH 318/Meadowbrook Road to Sussex Lane.

**Sponsors:** Public Works

**Attachments:** [25-00063-BPW Agenda Cover Sheet - Silvernail Road Preliminary Assessment Sanitary Sewer.pdf](#)  
[25-00063-SilvernailRoadSanitarySewerAssessment\\_v2-Exhibit A.pdf](#)  
[Revised 25-00063 BPW RESOLUTION RELATING TO SPECIAL ASSESSMENT Sewer-1-31-2025.pdf](#)  
[Silvernail Assessment-BPW Appr 1-23-25-Exhibit B.pdf](#)

**A motion was made by Ald. R. Lemke, seconded by Ald. E. Payne, to approve the Resolution relating to the special assessment for the installation of Sanitary Sewer along Silvernail Road from STH 318/Meadowbrook Road to Sussex Lane. The motion carried by the following vote:**

**Aye:** 15 - Mike Chrisien, Eric E. Payne, Joe Pieper, Peter Bartels, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Frank McElderry, Dean D. Lemke, Rick R. Lemke, Cory C. Payne and Doreen Wigderson

- B. [ID#25-00053](#) Bids Received: Friday, January 17, 2025, at 11:00 a.m.  
2025 Cemetery Admin Building HVAC Replacement

**Sponsors:** Public Works

**Attachments:** [2025\\_Cemetery Admin Building HVAC Replacement-Bid Tab.pdf](#)

#### 12. Director of Public Works Report

#### 13. City Attorney's Report

## 14. City Administrator's Report

A. [ID#25-00080](#) City Administrator's Report

Attachments: [Admin Report January 31, 2025.pdf](#)

## 15. Mayor's Report &amp; Referrals

## 16. Referrals

*There were no referrals.*

## 17. Closed Session

## 18. Adjournment

*The meeting was adjourned at 6:43 pm.*

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).