



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Board of Public Works

Thursday, July 9, 2026

5:30 PM

Council Chambers, City Hall

1. Call to Order

Present 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper, and Eileen Micklitz

Absent 1 - Steve Kassens

2. Pledge of Allegiance

3. Public Comment

No public comments.

4. Approval of Minutes

A. [ID#26-03989](#) Approve Minutes of June 18, 2026.

Sponsors: Public Works

Attachments: [BPW Meeting Minutes 06-18-26-Final](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Minutes of June 18, 2026, be approved. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

#5 Payments moved to after Discussion and Authorization items.

6. Bids Received:

A. [ID#26-04000](#) Bids Received: Friday, June 26, 2026, at 11:00 am. Luke Avenue, Born Place and Walton Avenue Utility and Street Improvements

The Board of Public recommends that the low base bid from Musson Bros., Inc., in the amount of \$1,418,655.50 be awarded.

Sponsors: Public Works

Attachments: [Luke Born and Walton Reconstruction-BT](#)

A motion was made by Vice Chair Kevin Reilly, seconded by Ald. Eileen Micklitz, that the low base bid from Musson Bros., Inc., for the Luke Avenue, Born Place and Walton Avenue Utility and Street Improvements project be recommended for approval. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- B.** [ID#26-04010](#) Bids Received: Friday, June 26, 2026, at 11:00 a.m.
Greenway Terrace Playground Resilient Surface-Rebid

The Board of Public recommends that the low base bid from Bluemel's Maintenance Service, Inc., in the amount of \$112,800.00 be awarded.

Sponsors: Public Works

Attachments: [Greenway Terrace Playground Resilient Surface-BT](#)

A motion was made by Ald. Joe Pieper, seconded by Ald. Eileen Micklitz, that the low base bid from Bluemel's Maintenance Service, Inc., for the Greenway Terrace Playground Resilient Surface - Rebid project be recommended for approval. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- C.** [ID#26-04011](#) Bids Received: Friday, June 26, 2026, at 11:00 a.m.
Grede Park Irrigation Installation-Rebid

Sponsors: Public Works

Attachments: [Grede Park Irrigation Install-REBID](#)

A motion was made by Vice Chair Kevin Reilly, seconded by Ald. Eileen Micklitz, that the base bid from All-Ways Contractors, Inc., for the Grede Park Irrigation Installation-Rebid project be approved with conditions that the additional funding is approved from the Waukesha Community Foundation. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

7. Discussion and Recommendation to Council Regarding:

- A.** [ID#26-03994](#) Review and possible action on Contract Change Order No. 1 with Advance Construction, Inc. for the South Side Pump Station Consolidation project.

Sponsors: Public Works

Attachments: [BPW_26-03994-Cvr-CO1-Advance-South Side Pump Station Consolidation](#)

Chris Langemak, P.E., presented this item.

A motion was made by Ald. Joe Pieper, seconded by Ald. Eileen Micklitz, that the Contract Change Order No. 1 with Advance Construction, Inc. for the South Side Pump Station Consolidation project be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- B.** [ID#26-03991](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carroll University, for the property located at 245 N. Barstow St.

Sponsors: Public Works

Attachments: [BPW_26-03991-Cvr-Carroll University-245 N Barstow St SWMA](#)

A motion was made by Vice Chair Kevin Reilly, seconded by Ald. Joe Pieper, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carroll University, for the property located at 245 N. Barstow St., be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- C.** [ID#26-03992](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Innio Waukesha Gas Engines, Inc., for the property located at 1101 W. St. Paul Ave.

Sponsors: Public Works

Attachments: [BPW_26-03992-Cvr-Innio 1101 W St Paul Ave SWMA](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Innio Waukesha Gas Engines, Inc., for the property located at 1101 W. St. Paul Ave., be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- D.** [ID#26-03993](#) Review and possible action on the Developer's Agreement between the City of Waukesha and Skyline Waukesha, LLC, for Phase Two of the Skyline subdivision located north of Summit Avenue and west of STH 318.

Sponsors: Public Works

Attachments: [BPW 26-03993-Cvr-Skyline Phase 2 Developers Agreement](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Developer's Agreement between the City of Waukesha and Skyline Waukesha, LLC, for Phase Two of the Skyline subdivision located north of Summit Avenue and west of STH 318, be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- E. [ID#26-04004](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Bielinski Homes, Inc., for the Waypoint Villas Development.

Sponsors: Public Works

Attachments: [BPW 26-04004-Cvr-Bielinski Waypoint Villas SWMA](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Bielinski Homes, Inc., for the Waypoint Villas Development, be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- F. [ID#26-04005](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and ProHealth Care for their development at the Meadowbrook Rd. site.

Sponsors: Public Works

Attachments: [BPW 26-04005-Cvr-Pro Health Care Meadowbrook SWMA](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and ProHealth Care for their development at the Meadowbrook Rd. site be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- G. [ID#26-04006](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for the Country Crest Lane Development.

Sponsors: Public Works

Attachments: [BPW 26-04006-Cvr-Smart Property Country Crest Lane](#)

A motion was made by Vice Chair Kevin Reilly, seconded by Ald. Joe Pieper, that the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and Carol O. Smart Survivor's Trust, by Carol O. Smart, Trustee; and Robert F. and Carol O. Smart Family Trust, by Carol O. Smart and Brian F. Smart, Co-Trustees for the Country Crest Lane Development be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- H. [ID#26-04007](#) Review and possible action on the Developer's Agreement between the City of Waukesha and Smart Realty, for the Country Crest Lane development located north of Summit Avenue and west of Torhorst Road.

Sponsors: Public Works

Attachments: [BPW 26-04007-Cvr-Smart Property Country Crest Lane Developers Agreement](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Developer's Agreement between the City of Waukesha and Smart Realty, for the Country Crest Lane development located north of Summit Avenue and west of Torhorst Road be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

8. Discussion and Authorization re:

- A. [ID#26-03995](#) Review and possible action on the requests from Madeline Nowak, 101 Woodlark Ct and Vamsidhar Lolugu, 201 Jersey Cir, for one-time sewer credits.

Sponsors: Public Works

Attachments: [BPW 26-03995-Cvr-One-Time Sewer Credit Nowak - Lolugu](#)

Chris Langemak, P.E., presented this item.

A motion was made by Ald. Joe Pieper, seconded by Ald. Eileen Micklitz, to approve denying the one-time sewer credit requests from Madeline Nowak, 101 Woodlark Ct and Vamsidhar Lolugu, 201 Jersey Cir, as the requests do not meet the definition of new landscaping. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

- B. [ID#26-04008](#) Review and possible action on the requests from Timothy Ryan, 1001 Fleetfoot Dr, Beth Schultz, 3827 Retzer Ct, Ruth Anne White, 2200 Summit

Ave and Deborah Crawford, 1707 White Deer Trail, for one-time sewer credits.

Sponsors: Public Works

Attachments: [BPW 26-04008-Cvr-One-Time Sewer Credit Ryan, Schultz, White & Crawford](#)

Chris Langemak, P.E., presented this item.

A motion was made by Ald. Joe Pieper, seconded by Ald. Eileen Micklitz, to approved the requests from Timothy Ryan, 1001 Fleetfoot Dr, Beth Schultz, 3827 Retzer Ct, Ruth Anne White, 2200 Summit Ave and Deborah Crawford, 1707 White Deer Trail, for one-time sewer credits. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

5. Approval of Payments

A. [PC26-0075](#) Approval of Payments

Sponsors: Public Works

Attachments: [Payments 7-9-26](#)

A motion was made by Ald. Joe Pieper, seconded by Vice Chair Kevin Reilly, that the Payments be approved with the correction to the All-Ways Contractors partial showing the amended contract amount of \$265,000.00. The motion carried by the following vote:

Aye: 4 - Kevin Reilly, Chad O'Donnell, Joe Pieper and Eileen Micklitz

Absent: 1 - Steve Kassens

9. Matter of Report

10. Communications and Referrals:

A. [ID#26-04009](#) Official Notice: Bids to Close on Friday, July 26, 2026, at 11:00 a.m. Waukesha Public Library Revolving Door Replacement-Rebid

Sponsors: Public Works

Attachments: [Official Notice 2026 Waukesha Public Library Revolving Door Replacement - REBID](#)

Director Damien mentioned an invitation is going to the Common Council to tour the Clean Water Plant on July 21 before the next Council meeting. This invitation is open to the Board of Public Works members as well.

Also, the July 23 Board of Public Works meeting will be held at the Metro Transit Center, 2311 Badger Drive, to view the new bus wash system. Brian Engelking, Transit Manager, will do the presentation.

Vice Chair Kevin Reilly, made a referral to the O&L Committee to review the Waukesha Municipal Code Chapter 29.11 to clarify who's entitled to the one-time sewer credits, including parameters and limits.

11. Adjournment

A motion was made that the meeting be adjourned. The motion carried unanimously.

"A majority of the Council members may be in attendance"

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).