



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Tuesday, July 1, 2025

6:00 PM

Council Chambers, City Hall

1. Roll Call

The meeting was called to order at 6pm.

Present: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

2. Pledge of Allegiance

3. Announcement of Closed Session pursuant to Wisconsin Statutes §19.85(1)(e) to discuss the sale of city owned property at 223 S. West Ave., and to discuss the 2025 - 2028 Collective Bargaining Agreement between City Of Waukesha And International Association Of Firefighters Local 407, A.F.L. - C.I.O.

The Mayor read the announcement of Closed Session.

4. Public Comment

Daniel Pirc spoke on ordinance regulations for housing restrictions.

5. Approval of Minutes

A. [ID#25-01543](#) Minutes from June 17th, 2025

Attachments: [Ccmn06.17.25 Draft](#)

A motion was made by Ald. D. Lemke, seconded by Ald. Halvensleben, to approve the minutes from June 17th, 2025. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

Consent Agenda

The Consent Agenda passed by unanimous consent with no items removed.

1. Other Boards and Commissions

2. Plan Commission

- A. [PC25-0053](#) Certified Survey Map - 1610 E. Main Street, Woodman's Outlot - A request from Woodman's Food Markets to approve a 2.6083-acre two lot CSM on vacant land in front of the store at 1610 E Main Street in the B-5 Community Business District.

Attachments: [City of Waukesha Cover sheet - CSM 1610 E Main Street](#)
[Woodman's Waukesha Lot 2 CSM](#)
[2025-05-13 Woodman's Waukesha Car Wash Cover Letter](#)

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#25-01233](#) Review and possible action on the applications for various establishments and individuals.

Attachments: [O&L 25-01233 License Applications cover sheet](#)
[Other Applications- 6.23.25](#)

D. Human Resources - Ald. Wigderson

- A. [ID#25-01239](#) Review and Act on proposed position adjustments related to the Fleet Services Reorganization in Parks, Recreation and Forestry.

Attachments: [Cover Sheet -Proposed B16 Position Adjustments- HR MTG 6-18-25](#)

- B. [ID#25-01240](#) Review and Act on the Addition of Security Guard Staff at the South Street Ramp.

Attachments: [Human Resources 25-01240 South Street Ramp Security Guards](#)
[South St. Ramp Action Memo - 20250611](#)

E. Board of Public Works - Alex Damien**End of Consent Agenda**

6. New Business

- A. [ID#25-01538](#) Review and possible action on an amendment to the real property

purchase agreement for 4.92 acres of City owned land on Delafield St. formerly listed as 130, 200 and 318 Delafield St.

Attachments: [Mandel sales agreement extension](#)

A motion was made by Ald. R. Lemke, seconded by Ald. Halvensleben, to approve the amendment to the real property purchase agreement for 4.92 acres of City owned land on Delafield St. formerly listed as 130, 200 and 318 Delafield St. The motion carried by the following vote:

Aye: 11 - Mike Chrisien, Doreen Wigderson, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Alicia Halvensleben, Dean D. Lemke, Rick R. Lemke and Rico Camacho

Nay: 1 - Dale Matthews

Absent: 2 - Eric Payne and Joe Pieper

Abstain: 1 - Steve Van Trieste

7. Public Hearing

8. Action on Public Hearing

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. [ID#25-01182](#) Review and possible action on revisions to 17.10, rooming house licensing.

Attachments: [PC 25-01182 Revisions to 17.10](#)

- B. [ID#25-01386](#) Review and possible action to declare 223 S. West Ave. surplus property.

Attachments: [PC 25-01386 Cover Sheet 223 S West Surplus](#)
[Memo Regarding West Avenue Building](#)

A motion was made by Ald. Moltzan, seconded by Ald. Halvensleben, to approve action to declare 223 S. West Ave. surplus property. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

11. Standing Committees

A. Finance Committee Report - Ald. Pieper

A. Finance Committee Report - Ald. Pieper

A. Finance Committee Report - Ald. Pieper

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

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

- A. [ID#25-01025](#) Revisions to Mun Code 11.27 regarding the creation of Designated Outdoor Refreshment Areas, or DORAs.

Attachments: [O&L 25-01025 Revisions to 11.27 - DORA](#)
[11.27 - DORA Revision Clean](#)
[11.27 - DORA Revision Redline](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Wigderson, to approve revisions to Mun Code 11.27 regarding the creation of Designated Outdoor Refreshment Areas, or DORAs. The motion carried by the following vote:

Aye: 12 - Doreen Wigderson, 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

Nay: 1 - Mike Chrisien

Absent: 2 - Eric Payne and Joe Pieper

- B. [ID#25-00873](#) Amendments to Mun. Code sections 11.01 and 25.05, increasing penalties for certain code violations

Attachments: [Memo-Amendments to 11.01\(10\)a and 25.05](#)

[Mun Code 11.01\(10\)\(a\) Revision Redline](#)

[Mun Code 25.05 - 2025 Revision Redline](#)

[Mun Code 25.05 - 2025 Revision Redline v2](#)

A motion was made by Ald. Wuteska, seconded by Ald. R. Lemke, to approve amendments to Mun. Code sections 11.01 and 25.05, increasing penalties for certain code violations based on revision redline 2. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

D. Human Resources Committee Report - Ald. Wigderson

12. Board of Public Works Report - Alex Damien

- A. [ID#25-01229](#) Bids Received: Friday, June 13, 2025, at 11:00 a.m.
Library HVAC Improvements

The Board of Public Works recommends only the base bid be awarded to the low bidder, Lee Mechanical Inc., in the amount of \$394,621.00.

Sponsors: Public Works

Attachments: [2025 Library HVAC Replacement-BT](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Moltzan, to approve the low base bid of \$394,621.00 from Lee Mechanical Inc. for Library HVAC Improvements. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

- B. [ID#25-01230](#) Bids Received: Friday, June 13, 2025, at 11:00 a.m.
Horeb Springs Retaining Wall Improvements

The Board of Public Works recommends only the base bid be awarded to the low bidder, All-Ways Contractors, Inc., in the amount of \$488,906.00.

Sponsors: Public Works

Attachments: [Horeb Springs Retaining Wall Improvements-BT](#)

A motion was made by Ald. Halvensleben, seconded by Ald. Moltzan, to approve the low base bid of \$488,906.00 from All-Ways Contractors, Inc. for Horeb Springs Retaining Wall Improvements. The motion carried by the following vote:

Aye: 12 - Mike Chrisien, Doreen Wigderson, 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: 1 - Dale Matthews

Absent: 2 - Eric Payne and Joe Pieper

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

A. [ID#25-01542](#) City Administrator's Report

Attachments: [Admin Report June 26, 2025](#)

16. Mayor's Report & Referrals

[ID#25-01541](#) Board and commission appointments

Attachments: [Council Letter 07.01.2025](#)

[Fowle- RDA_Redacted](#)

[resume fowle 2023_Redacted](#)

A motion was made by Ald. Moltzan, seconded by Ald. R. Lemke, to approve board and commission appointments. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

17. Referrals

18. Closed Session

A motion was made by Ald. Alicia Halvensleben, seconded by Ald. Doreen Wigderson, to approve moving into Closed Session pursuant to Wisconsin Statutes §19.85(1)(e) to discuss the sale of city owned property at 223 S. West Ave., and to discuss the 2025 - 2028 Collective Bargaining Agreement between City Of Waukesha And International Association Of Firefighters Local 407, A.F.L. - C.I.O. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

- A. [ID#25-01547](#) Discussion of the sale of city owned property at 223 S. West Ave.
- B. [ID#25-01552](#) Discussion on a Four-Year (2025-2028) Collective Bargaining Agreement between the City of Waukesha and the International Association of Firefighters, Local 407, AFL-CIO

Attachments: [Cover Sheet - M-Fire Contract 2025-2028 HR Committee 2025-06-10](#)
[2025 - 2028 FD City T.A. 6-17-2025](#)

19. Reconvene in Open Session

A motion was made by Ald. Alicia Halvensleben, seconded by Ald. Doreen Wigderson, to reconvene in Open Session. The motion carried by the following vote:

Aye: 13 - Mike Chrisien, Doreen Wigderson, 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

Absent: 2 - Eric Payne and Joe Pieper

- A. [ID#25-01548](#) Consideration and possible action on sale of city owned property at 223 S. West Ave.

A motion was made by Ald. Halvensleben, seconded by Ald. Wigderson, to approve the sale of city owned property at 223 S. West Ave, and put it out for bids for 30 days, with submitted bids including an offer and plan for property. The motion carried by the following vote:

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

Nay: 1 - Rick R. Lemke

Absent: 2 - Eric Payne and Joe Pieper

- B. [ID#25-01241](#) Consideration and Possible Action on a Four-Year (2025-2028) Collective Bargaining Agreement between the City of Waukesha and the International Association of Firefighters, Local 407, AFL-CIO

Attachments: [Cover Sheet - M-Fire Contract 2025-2028 HR Committee 2025-06-10](#)
[2025 - 2028 FD City T.A. 6-17-2025](#)

A motion was made by Ald. Wigderson, seconded by Ald. Matthews, to approve Four-Year (2025-2028) Collective Bargaining Agreement between the City of Waukesha and the International Association of Firefighters, Local 407, AFL-CIO. The motion carried by the following vote:

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

Nay: 1 - Rick R. Lemke

Absent: 2 - Eric Payne and Joe Pieper

20. Adjournment

The Meeting adjourned at 7:29PM.

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).