



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### City Council

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Tuesday, April 21, 2026

6:00 PM

Council Chambers, City Hall

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#### 1. Police and Fire Honor Guard Presentation

*The meeting was called to order at 6:00PM.*

#### 2. Pledge of Allegiance

#### 3. Administration of the Oath of Office - Aldermanic Districts 2, 3, 6, 7, 10, 13, City Attorney, Municipal Judge, and Mayor

*The Oath of Office for Mayor, Aldermanic Districts 2, 3, 6, 7, 10 & 13, and City Attorney were administered by the City Clerk. The Oath of Office for Municipal Judge, Lori Fabian, was administered by Waukesha County Court Commissioner Dan Rieck.*

#### 4. Council Group Photo

#### 5. Roll Call

**Present:** 14 - Mike Chrisien, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz and Jim Evert

#### 6. Public Comment

*Tyler Stetson, 1217 Dunbar Ave, spoke on surplus property.*

*Lisa Salb, 434 Madison Street, spoke on Zoning Code changes.*

#### 7. Presentations

##### A. [ID#26-03467](#) Presentation on the Cleared for Construction report by the Wisconsin Policy Forum.

**Attachments:** [ClearedForConstruction\\_Full.pdf](#)  
[ClearedForConstruction\\_Summary.pdf](#)

*Director of Community Development, Jennifer Andrews, presented this item.*

#### 8. Approval of Minutes

##### A. [ID#26-03478](#) Approval of draft minutes from April 9th, 2026 meeting

**Attachments:** [Ccmn Draft 4.9.2026.pdf](#)

A motion was made by Ald. Wigderson, seconded by Ald. Moltzan, to approve the minutes from the April 9th, 2026 meeting. The motion carried by the following vote:

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

## **Consent Agenda**

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

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

#### **2. Plan Commission**

- A. [PC26-0010](#) Certified Survey Map - Smart Trust, west of Meadowbrook Road and north of Summit Avenue – A request to approve a CSM including 1 Lot, 2 Outlots and Public Street ROW dedication for Country Crest Lane and Red Maple Way providing access on to Summit Avenue.

**Attachments:** [City of Waukesha Cover Sheet- CSM, Meadowbrook Road Summit Avenue - Smart property](#)  
[City Department Review Comments - CSM Summit Meadowbrook Smart](#)  
[2026-01-30 Smart - PHC Overview Letter](#)  
[CSM02 MEADOWBROOK 022326](#)  
[CSM\\_MEADOWBROOK\\_022026](#)

### **3. Standing Committees**

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

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

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

- A. [ID#26-03277](#) Discussion and possible recommendation on AB-105 submitted by North Pillar Brewing Company for Waukesha Farmer's Market for May 2, 16, 30; June 13, 27; July 18; August 1, 15, 29; September 12, 26; October 10 and 24.

**Attachments:** [Waukesha Farmers Market 2026 AB-105 Permit Form](#)  
[Sellers permit \(1\) \(2\)](#)

#### 1. Licenses

- A. [ID#26-03286](#) Other Invited Applications

**Attachments:** [Other Invited Applications Cover Sheet](#)

- B. [ID#26-03421](#) Other Bartender Applications

**Attachments:** [Other Bartender Applications Cover Sheet](#)

- C. [ID#26-03287](#) Other Applications

**Attachments:** [Other Applications Cover Sheet](#)

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

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

- A. [ID#26-03236](#) Review and possible action on the proposed Street Opening Prices for 2026.

**Sponsors:** Public Works

**Attachments:** [BPW\\_26-03236-Agenda Cvr-Street Opening Prices for 2026](#)

- B. [ID#26-03278](#) Review and possible action on the purchase of sewer castings for manholes and inlets for the various 2026 sewer and roadway projects.

**Sponsors:** Public Works

**Attachments:** [BPW\\_26-03278-Agenda Cvr-Sewer Castings 2026](#)

#### **End of Consent Agenda**

#### 9. New Business

- A. [ID#26-03479](#) Election of Council President

**A motion was made by Ald. Pieper, seconded by Ald. Camacho, to approve the appointment of Ald. Manion as Council President. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

- B. [ID#26-03481](#) Determination of process for replacing Alder for District 11

**Attachments:** [Memo-Council Vacancy\\_2026-04.pdf](#)  
[11-DistrictMap.pdf](#)

**A motion was made by Ald. Matthews, seconded by Ald. R. Lemke, to approve the replacement of Alder for District 11 by appointing Aaron Spencer for remainder of term. The motion failed by the following vote:**

**Aye:** 4 - Steve Van Trieste, Dale Matthews, Rick R. Lemke and Mike Chrisien

**Nay:** 10 - Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Rico Camacho, Eileen Micklitz and Jim Evert

**A motion was made by Ald. Moltzan, seconded by Ald. Micklitz, to approve replacement of Alder for District 11 by appointment for remainder of term with candidates to submit applications by Thursday, May 14th. Selection to be made at the Council meeting on Tuesday, May 19th. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

**C.** [ID#26-03398](#) Review and possible action on a proposed amendment to the Tax Incremental Finance District (TID) #27 Development Agreement

**Attachments:** [Cover sheet- 26-03398 -TID 27 Development Agreement Amendment.pdf](#)  
[Fox Run 3 Amended Development Agmt v2.pdf](#)  
[Fox Run 3 Amended Development Agmt v2-Clean.pdf](#)  
[What is TIF 2.pdf](#)

**A motion was made by Ald. R. Lemke, seconded by Ald. Camacho, to approve proposed amendment to the Tax Incremental Finance District (TID) #27 Development Agreement. The motion carried by the following vote:**

**Aye:** 13 - Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

**Nay:** 1 - Steve Van Trieste

**D.** [ID#26-03466](#) Surplus City Land, WAKC1308361001 - A request from Tyler Stetson, owner of 417 Dunbar Avenue, to acquire the surplus city owned land adjacent and directly south of his property north of the Railroad right-of-way and west of Maple Avenue in the Rm-3 Multi Family Residential District.

**Attachments:** [City Council ID#26-03204 Surplus City Land, WAKC1308361001 disposition.pdf](#)  
[Conveyance of Surplus Municipal Land Request](#)

**A motion was made by Ald. Wells, seconded by Ald. Matthews, to approve request from Tyler Stetson, owner of 417 Dunbar Avenue, to acquire the surplus city owned land, WAKC1308361001, adjacent and directly south of his property, north of the Railroad right-of-way and west of Maple Avenue in the Rm-3 Multi Family Residential District. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

**E.** [ID#26-03408](#) Approve the abandonment of Wells No. 11, 12, and 13 unit price contract totaling \$62,320.00 with Midwest Well Services, dba Municipal Well & Pump.

**Attachments:** [Post Bid Memo 11 12 13](#)

**A motion was made by Ald. Matthews, seconded by Ald. Wells, to approve the abandonment of Wells No. 11, 12, and 13 unit price contract with Midwest Well Services, dba Municipal Well & Pump totaling \$62,320.00. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

- F.** [ID#26-03410](#) Approve the abandonment of Wells No. 5 and 6 unit price contract totaling \$175,071.50 with Midwest Well Services, dba Municipal Well & Pump.

**Attachments:** [Post Bid Memo 5 and 6](#)

**A motion was made by Ald. Matthews, seconded by Ald. Wells, to approve the abandonment of Wells No. 5 and 6 unit price contract with Midwest Well Services, dba Municipal Well & Pump totaling \$175,071.50. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

- G.** [ID#26-03405](#) Approve the Prairie Ave. water main replacement to UPI Construction LLC in the amount of \$199,820.00, and to Ferguson Waterworks for the purchase of the 20-inch pipe and fittings not to exceed \$125,000.00.

**Attachments:** [Post Bid Memo Praire ave](#)

**A motion was made by Ald. Matthews, seconded by Ald. Chrisien, to approve the Prairie Ave. water main replacement from UPI Construction LLC in the amount of \$199,820.00, and the purchase of the 20-inch pipe and fittings from Ferguson Waterworks not to exceed \$125,000.00. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

## 10. Public Hearing

- A.** [PC26-0011](#) Rezoning Petition – Smart Trust, west of Meadowbrook Road and north of Summit Avenue - A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres).

**Attachments:** [City of Waukesha Cover Sheet- Rezoning, Meadowbrook Road Summit Avenue - Smart property](#)  
[City Department Review Comments - Rezoning Summit Meadowbrook Smart](#)  
[2026-01-30 Smart - PHC Overview Letter](#)  
[Rezoning petition Smart outlot 2](#)  
[Exhibit.REZONING Lot 1](#)  
[Exhibit.REZONING Outlot 1](#)  
[Exhibit.REZONING Outlot 2](#)  
[Rezoning petition Smart lot 1](#)  
[Rezoning petition Smart outlot 1](#)

*The Public Hearing was opened at 7:11PM.  
 There were no speakers present.  
 The Public Hearing was closed at 7:11PM.*

- B.** [ID#26-03204](#) Zoning Code Update – Review and possible action on a proposal to replace City Ordinance Chapter 22 Zoning and Chapter 27 Signs and Outdoor Advertising, with a new, fully rewritten zoning ordinance.

**Attachments:** [Waukesha\\_PreAdoption\\_Open House Brochure 03-02-2026](#)  
[01- General Provisions CC Draft](#)  
[02 - Zoning District Standards CC Draft](#)  
[03 - Use Standards CC Draft](#)  
[04 - General Development Standards CC Draft](#)  
[05 - Building Design Standards CC Draft](#)  
[06 - Parking and Access Standards CC Draft](#)  
[07 - Landscape and Natural Resources Standards CC Draft](#)  
[09 - Sign Standards CC Draft](#)  
[10 - Nonconformities CC Draft](#)  
[11- Review and Decision-Making Procedures CC Draft](#)  
[12 - Definitions CC Draft](#)  
[City of Waukesha Cover Sheet - Zoning Code Final Draft](#)  
[Proposed Zoning Map 04-17-2026.pdf](#)

*The Public Hearing was opened at 7:47PM.  
 There were no speakers present.  
 The Public Hearing was opened at 7:47PM.*

## 11. Action on Public Hearing

- A.** [PC26-0011](#) Rezoning Petition – Smart Trust, west of Meadowbrook Road and north of Summit Avenue - A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres).

**Attachments:** [City of Waukesha Cover Sheet- Rezoning, Meadowbrook Road Summit Avenue - Smart property](#)  
[City Department Review Comments - Rezoning Summit Meadowbrook Smart](#)  
[2026-01-30 Smart - PHC Overview Letter](#)  
[Rezoning petition Smart outlet 2](#)  
[Exhibit.REZONING Lot 1](#)  
[Exhibit.REZONING Outlet 1](#)  
[Exhibit.REZONING Outlet 2](#)  
[Rezoning petition Smart lot 1](#)  
[Rezoning petition Smart outlet 1](#)

**A motion was made by Ald. R. Lemke, seconded by Ald. Wells, to approve the Rezoning Petition for Smart Trust, west of Meadowbrook Road and north of Summit Avenue. A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres). The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

## **Reports**

### 12. 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

## 13. Plan Commission - Jennifer Andrews

## 14. Standing Committees

A. Finance Committee Report - Ald. Pieper

B. Building &amp; Grounds Committee Report - R. Lemke

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

- A. [ID#26-03223](#) Revisions to Mun Code Chapter 11, regarding adopting certain crimes into the Municipal Code, setting penalties, illegal dumping, adding vaping to the definition of smoking, and unlawful use of 911 calls.

**Attachments:** [Ch. 11 Ordinance Draft \(002\)](#)

*Ald. Moltzan left at 8:01PM.*

*Ald. Moltzan returned at 8:04PM.*

- B. [ID#26-03079](#) Review and possible action on update to 13.055 Residential Solid Waste and Recyclables Collection.

**Sponsors:** Public Works

**Attachments:** [BPW 26-03079-Cvr Ordinance 13.055 Update](#)

[13.055 Summary of Changes- NEW](#)

[13.055 Tracked Changes New](#)

**A motion was made by Ald. Wuteska, seconded by Ald. Manion, to approve update to 13.055 Residential Solid Waste and Recyclables Collection. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

D. Human Resources Committee Report - Ald. Wigderson

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

- A. [ID#26-03280](#) Demolition of 137-139 East Park Avenue, Utility Improvements on Luke Avenue, Walton Avenue, and Born Place, and Parade Memorial Irrigation

**Sponsors:** Public Works

**Attachments:** [26-03280-Resolution Demo 137-139 E Park Ave-Utility Improvements Luke Walton Born-Parade Memorial Irrigation](#)

**A motion was made by Ald. Pieper, seconded by Ald. Wuteska, to approve the Resolution for Demolition of 137-139 East Park Avenue, Utility Improvements on Luke Avenue, Walton Avenue, and Born Place, and Parade Memorial Irrigation. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

- B.** [ID#26-03234](#) Bids Received: Friday, March 20, 2026, at 11:00 a.m.  
2026 Alley Reconstruction

The Board of Public Works recommends that the low bid from Milwaukee General Construction in the amount of \$391,150.50, be awarded.

**Sponsors:** Public Works

**Attachments:** [2026 Alley Reconstruction-BT](#)

**A motion was made by Ald. Pieper, seconded by Ald. Wuteska, to approve the low bid from Milwaukee General Construction for alley reconstruction in the amount of \$391,150.50. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

- C.** [ID#26-03235](#) Bids Received: Friday, March 20, 2026, at 11:00 a.m.  
2026 Asphalt Street Utility Repairs - City Wide

The Board of Public Works recommends that the low bid from All-Ways Contractors, Inc., in the amount of \$192,690.00 be awarded.

**Sponsors:** Public Works

**Attachments:** [2026 Asphalt Street Utility Repairs-BT](#)

**A motion was made by Ald. Pieper, seconded by Ald. Wuteska, to approve the low bid from All-Ways Contractors, Inc. for asphalt street utility repair in the amount of \$192,690.00. The motion carried by the following vote:**

**Aye:** 14 - Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rick R. Lemke, Rico Camacho, Eileen Micklitz, Jim Evert and Mike Chrisien

16. Director of Public Works Report

17. City Attorney's Report

18. City Administrator's Report

- A.** [ID#26-03468](#) City Administrator's Report

**Attachments:** [Admin Report April 17, 2026.pdf](#)

19. Mayor's Report & Referrals

- A.** [ID#26-03470](#) Common Council Committee Assignments

**Attachments:** [2026- 2027 Council Appointments FINAL.pdf](#)

**A motion was made by Ald. Moltzan, seconded by Ald. Pieper, to approve the Common Council Committee Assignments. The motion carried by the following vote:**

**Aye:** 11 - Doreen Wigderson, Joe Pieper, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Dale Matthews, Rico Camacho, Eileen Micklitz and Jim Evert

**Nay:** 3 - Steve Van Trieste, Rick R. Lemke and Mike Chrisien

**B.** [ID#26-03471](#) Council Seating Chart

**Attachments:** [Council Seating Chart 2026-2027.jpg](#)

**C.** [ID#26-03472](#) Proclamations

**Attachments:** [National Library Week - 2026 Proclamation.pdf](#)

20. Referrals

*There was a referral from Ald. Lemke.*

21. Adjournment

*The meeting adjourned at 8:15PM.*

Alicia Halvensleben, 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).