



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

City Council

Tuesday, July 7, 2026

6:00 PM

Council Chambers, City Hall

1. Roll Call

The meeting was called order at 6:00PM.

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

Absent: 1 - Rico Camacho

2. Pledge of Allegiance

3. A motion will be made to convene into closed session pursuant to Wis. Stat. §19.85(1)(g) to confer with legal counsel regarding the possible settlement of an excessive-assessment lawsuit captioned SBV Fox River LLC v. City of Waukesha. A motion will then be made to re-convene in open session pursuant to Wis. Stat. §19.85(2) and action will be taken on matters discussed in closed session.

Mayor Halvensleben read the above announcement.

4. Public Comment

Doreen Wigderson, 1100 Anoka Avenue, spoke

Lisa Salb, 434 Madison Street, spoke.

5. Approval of Minutes

A. [ID#26-04002](#) Approval of draft minutes from June 16, 2026 meeting

Attachments: [Ccmn Draft 6.16.2026.pdf](#)

A motion was made by Ald. Micklitz, seconded by Ald. Moltzan, to approve the minutes from the June 16, 2026 meeting. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

Consent Agenda

All items on the Consent Agenda passed by unanimous consent with no items

removed.

1. Other Boards and Commissions

A. Transit Commission

- A. [ID#26-03779](#) Review and Act on Proposed Change Order to 2027 Bus Purchase from Gillig, LLC
- Attachments:** [TC-26-03779-2027 Bus Purchase Change Order](#)
[Price Summary-final](#)
- B. [ID#26-03782](#) Review and Act on Paratransit Aid Agreement with Wisconsin Department of Transportation (WisDOT) for 2026
- Sponsors:** Transit
- Attachments:** [TC-26-03782-WisDOT 2026 Paratransit Assistance Agreement](#)
[2026 85.205 Waukesha-final](#)

2. Plan Commission

- A. [PC26-0046](#) Certified Survey Map – 223 S West Avenue, Water Utility Building – A request to approve a 1 Lot CSM including 0.12 acres of land located along the east side of S West Avenue north of Newhall Avenue in the Rm-1 Multi Family Residential District.
- Attachments:** [City of Waukesha Cover Sheet- CSM, 223 S West Avenue Water Utility](#)
[City Department Review Comments 223 S West Ave CSM](#)
[CSM 2026](#)
[Approval Notice - 223 S. West Ave. BZA](#)
- B. [PC26-0065](#) Certified Survey Map – 1101 W St. Paul Avenue, INNIO – A request to approve a 1 Lot CSM to combine three parcels owned by INNIO into one 38.7775-acre lot located along the south side of W St. Paul Avenue in the M-2 General Manufacturing District.
- Attachments:** [City of Waukesha Cover Sheet- CSM INNIO 1101 W St Paul Avenue](#)
[Project Staff Reviews - CSM26-00008](#)
[169984 CS10-INNIO](#)
[169984 CS10-INNIO_MSA Review 6-7-2026](#)
- C. [PC26-0070](#) Certified Survey Map – WAKC1842278, east of Jills Drive, Hawks Landing – A request to approve a 3.69-acre 1 Lot CSM to combine two parcels of land east of Jills Drive and Valley Drive in the Rd-2 PUD, Residential Duplex Planned Unit Development District.

Attachments: [City of Waukesha Cover Sheet- CSM Hawks Landing east of Jills Drive](#)
[CSM - 0 E Racine Ave](#)

3. Standing Committees

A. Finance Committee - Ald. Pieper

B. Building & Grounds Committee - Ald. Moltzan

C. Ordinance & License Committee - Ald. Wuteska

1. Licenses

A. [ID#26-03933](#) Invited Bartender Applications

Attachments: [Invited Bartender Applications Coversheet](#)
[Invited Bartender Updates for Council 6-22-26](#)

B. [ID#26-03934](#) Other Applications

Attachments: [Other Applications Coversheet](#)
[Other Applications Updates for Council 6-22-26](#)

D. Human Resources - Ald. Anderson

E. Board of Public Works - Alex Damien

A. [ID#26-03883](#) Review and possible action on Contract Change Order No. 1 with All-Ways Contractors, Inc., for the Frame Park Formal Gardens Pathway, Irrigation and Drainage Systems Improvements Project

Sponsors: Public Works

Attachments: [BPW 26-03883-Cvr-Change Order 1 All Ways-Frame Park Formal Gardens Pathway](#)

B. [ID#26-03884](#) Review and possible action on the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for Phase Two of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision.

Sponsors: Public Works

Attachments: [BPW 26-03884-Cvr-Winterberry Phase 2 Developers Agreement](#)

C. [ID#26-03960](#) Review and possible action on the Storm Water Management Practice Maintenance Agreement between the City of Waukesha and VH

Winterberry Reserve, LLC, for Phase 2 of the Winterberry Reserve subdivision.

Sponsors: Public Works

Attachments: [BPW 26-03960-Cvr-Winterberry Phase 2 SWMA](#)

End of Consent Agenda

6. New Business

- A. [ID#26-03603](#) Proposed revisions to Mun Code Chapter 9, compliance with Act 73 and other changes.

Attachments: [Memo-Chapter 9 Revisions-Act 73](#)
[Discussion and Recommendation Updates for Council 5-11-26](#)
[Ordinance 2026-5](#)

A motion was made by Ald. Lemke, seconded by Ald. Wuteska, to suspend the rules and waive the third reading. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

A motion was made by Ald. Lemke, seconded by Ald. Wuteska, to approve the proposed revisions to Municipal Code Chapter 9, compliance with Act 73 and other changes. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

- B. [ID#26-03985](#) Review and possible action on a budget amendment to increase capital expenses for the City Hall Security Improvements Project

Attachments: [Cover Sheet - City Hall Security Improvements Project](#)

A motion was made by Ald. Lemke, seconded by Ald. Wigderson, to approve a budget amendment to increase capital expenses for the City Hall Security Improvements Project. The motion carried by the following vote:

Aye: 13 - Jim Evert, Doreen Wigderson, Joe Pieper, Steve Van Trieste, Jack Wells, Daniel Manion, Elizabeth Moltzan, Paul Wuteska, Mike Anderson, Erik Helgestad, Dale Matthews, Eileen Micklitz and Rick Lemke

Nay: 1 - Mike Chrisien

Absent: 1 - Rico Camacho

7. Public Hearing

- A. [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: [City of Waukesha Cover Sheet - Zoning Code Update June 2 Council](#)
[Zoning Code Ordinance 2026](#)
[Waukesha PreAdoption Open House Brochure 03-02-2026](#)
[01- General Provisions - Final Draft](#)
[02 - Zoning District Standards - Final Draft](#)
[03 - Use Standards - Final Draft](#)
[04 - General Development Standards - Final Draft](#)
[05 - Building Design Standards - Final Draft](#)
[06 - Parking and Access Standards - Final Draft](#)
[07 - Landscape and Natural Resources Standards - Final Draft](#)
[09 - Sign Standards - Final Draft](#)
[10 - Nonconformities - Final Draft](#)
[11- Review and Decision-Making Procedures - Final Draft](#)
[12 - Definitions - Final Draft](#)
[Combined Document Zoning Code Update April Council Draft](#)
[Previous Zoning Code proposed maps](#)
[Proposed Zoning Map for Final Approval - 06-16-2026](#)

8. Action on Public Hearing

The Public Hearing was opened at 6:25PM.

No Speakers present.

The Public Hearing was closed at 6:25PM.

- A. [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: [City of Waukesha Cover Sheet - Zoning Code Update June 2 Council Zoning Code Ordinance 2026](#)
[Waukesha_PreAdoption_Open House Brochure 03-02-2026](#)
[01- General Provisions - Final Draft](#)
[02 - Zoning District Standards - Final Draft](#)
[03 - Use Standards - Final Draft](#)
[04 - General Development Standards - Final Draft](#)
[05 - Building Design Standards - Final Draft](#)
[06 - Parking and Access Standards - Final Draft](#)
[07 - Landscape and Natural Resources Standards - Final Draft](#)
[09 - Sign Standards - Final Draft](#)
[10 - Nonconformities - Final Draft](#)
[11- Review and Decision-Making Procedures - Final Draft](#)
[12 - Definitions - Final Draft](#)
[Combined Document Zoning Code Update_April Council Draft](#)
[Previous Zoning Code proposed maps](#)
[Proposed Zoning Map for Final Approval - 06-16-2026](#)

A motion was made by Ald. Moltzan, seconded by Ald. Lemke, to approve suspending the rules and waiving the third reading. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

Abstain: 1 - Steve Van Trieste

A motion was made by Ald. Moltzan, seconded by Ald. Lemke, to approve proposal to replace City Ordinance Chapter 22 Zoning and Chapter 27 Signs and Outdoor Advertising, with a new, fully rewritten zoning ordinance. The motion carried by the following vote:

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

Nay: 1 - Steve Van Trieste

Absent: 1 - Rico Camacho

Reports

9. Other Boards and Commissions

A. Transit Commission Report - Alex Damien

A. [ID#26-03926](#) Update on Transit Service Levels

Sponsors: Transit

Attachments: [Service Levels 2026](#)

B. Water Utility Commission - Ald. Matthews

C. Information Technology Board Report - Ald. Manion

D. Landmarks Commission Report - Ald. Chrisien

E. Redevelopment Authority Report - Ald. Lemke

F. Parks, Recreation & Forestry Board Report - Ald. Wells

G. Library Board Report - Ald. Helgestad

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#26-03723](#) Review and possible action on a request by Habitat for Humanity Waukesha-Jefferson-Rock to waive impact fees for the construction of two new single family homes at 128 and 134 Caldwell Street and one new duplex at 909 Madison Street in the Tower Hill neighborhood

Attachments: [Cover Sheet & Supporting Documents- Habitat for Humanity Impact Fee Waiver](#)

A motion was made by Ald. Matthews, seconded by Ald. Helgestad, to approve request by Habitat for Humanity Waukesha-Jefferson-Rock to waive impact fees for the construction of two new single family homes at 128 and 134 Caldwell Street and one new duplex at 909 Madison Street in the Tower Hill neighborhood. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

11. Standing Committees

A. Finance Committee Report - Ald. Pieper

B. Building & Grounds Committee Report - Ald. Moltzan

C. Ordinance & License Committee Report - Ald. Wuteska

- A. [ID#26-03953](#) Proposal to amend Mun Code 9.115 to allow temporary extensions of licensed premises onto Municipal Lot 13.

Attachments: [Memo-Lot 13 Extension of Premises-with Attachments](#)
[Discussion and Recommendation Updates for Council 6-22-26](#)

This item was presented for the second reading.

D. Human Resources Committee Report - Ald. Anderson

12. Board of Public Works Report - Alex Damien

13. Director of Public Works Report

14. City Attorney's Report

15. City Administrator's Report

- A. [ID#26-04003](#) City Administrator report

16. Mayor's Report & Referrals

17. Referrals

There was a referral from ALD. Lemke for the City Administrator regarding the process for Block Parties.

18. Closed Session

- A. [ID#26-04016](#) Settlement of excessive-assessment lawsuit, SBV Fox River LLC v City of Waukesha.

The meeting went into Closed Session at 7:32PM.

A motion was made by Ald. Daniel Manion, seconded by Ald. Erik Helgestad, to approve convening in closed session pursuant to Wis. Stat. §19.85(1)(g) to confer with legal counsel regarding the possible settlement of an excessive-assessment lawsuit captioned SBV Fox River LLC v. City of Waukesha. A motion will then be made to re-convene in open session pursuant to Wis. Stat. §19.85(2) and action will be taken on matters discussed in closed session. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

19. Reconvene in Open Session

The meeting reconvened in Open Session at 7:56PM.

A motion was made by Ald. Joe Pieper, seconded by Ald. Daniel Manion, to reconvene in Open Session. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

A. [ID#26-04018](#) Consideration and possible action on settlement of excessive-assessment lawsuit, SBV Fox River LLC v City of Waukesha.

A motion was made by Ald. Elizabeth Moltzan, seconded by Ald. Daniel Manion, to approve settlement of an excessive-assessment lawsuit captioned SBV Fox River LLC v. City of Waukesha as discussed in closed session. The motion carried by the following vote:

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

Absent: 1 - Rico Camacho

20. Adjournment

The meeting adjourned at 7:58PM.

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).