



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, February 24, 2026

6:30 PM

Common Council Chambers and Zoom:
<https://servetosa.zoom.us/j/273225010>,
Meeting ID: 273 225 010

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

[Meeting agenda updated on February 24, 2026 due to extraordinary circumstances.](#)

CALL TO ORDER

Mayor McBride called the meeting to order at 6:31 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Ald. Dolan arrived at the meeting at 6:34 PM.

Present: 14 Alderperson District 2 Margaret Arney
Alderperson District 3 Robin Brannin
Alderperson District 6 Aletha Champine
Alderperson District 8 Melissa Dolan
Alderperson District 2 Brad Foley
Alderperson District 7 Amanda Fuerst
Alderperson District 4 Ernst Franzen
Alderperson District 3 Joseph Makhlof II
Alderperson District 5 Rob Gustafson
Alderperson District 5 Sean Lowe
Alderperson District 1 Andrew Meindl
Alderperson District 1 James Moldenhauer
Alderperson District 7 Mike Morgan
Alderperson District 6 Joe Phillips
Excused: 2 Alderperson District 8 Council President Jason Wilke
Alderperson District 4 David Lewis

APPROVAL OF MINUTES

1. Approval of minutes of the January 27, 2026 regular meeting

[26-0394](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

PUBLIC HEARING

1. Public Hearing for a Conditional Use Permit to expand an existing eating and drinking establishment in the Neighborhood Village Trade/North Avenue Overlay (C1/NOR) zone at 6715 W. North Avenue, Mario Balistreri, Cellos Pizzeria LLC, applicant [26-0233](#)

Tammy Szudy, Planning & Zoning Manager presented a staff overview of the item.

Public hearing opened at 6: 35 PM.

No one spoke for or against.

Public hearing closed at 6:36 PM.

2. Public hearing regarding proposed ordinance change for Commercial and Residential Vehicle Parking Regulations in Residential Districts (Zoning Code Sections 24.11.060.B & C) [26-0235](#)

Tammy Szudy, Planning & Zoning Manager presented a staff overview of the item.

Public hearing opened at 6: 38 PM.

No one spoke for or against.

Public hearing closed at 6:39 PM.

3. Public Hearing regarding the Milwaukee County Research Park 2026 Master Plan [26-0238](#)

Development Director Mark Hammond presented and Shane Grandbois, project specialist with EAU, presented an overview of the master plan.

Public hearing opened at 6: 52 PM.

No one spoke for or against.

Public hearing closed at 6:53 PM.

APPOINTMENTS BY THE MAYOR

1. Appointments by Mayor McBride of Abigail Gilman (District 2), Bridget Ward (District 5) and Winny Chanthalalay (District 1) as members of the Wauwatosa East Tosa Business Improvement District Board, terms ending December 31, 2028 [26-0283](#)

- RESULT:** APPROVED
MOVER: Mike Morgan
SECONDER: Amanda Fuerst
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
2. Appointment by Mayor McBride of Jane Hertzberg (District 6) as a student member of the Wauwatosa Equity and Inclusion Commission, term ending October 31, 2028 [26-0241](#)
- RESULT:** APPROVED
MOVER: Mike Morgan
SECONDER: Amanda Fuerst
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
3. Reappointment by Mayor McBride of Steven Kreklow (District 4) as a member of the Wauwatosa Board of Public Debt Commissioners, term ending April 30, 2029 [26-0268](#)
- RESULT:** APPROVED
MOVER: Mike Morgan
SECONDER: Amanda Fuerst
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
4. Reappointment by Mayor McBride of Kevin Ausman (District 8) as a member of the Wauwatosa Plan Commission, term ending April 30, 2029 [26-0273](#)
- RESULT:** APPROVED
MOVER: Mike Morgan
SECONDER: Amanda Fuerst
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
5. Reappointment by Mayor McBride of Terry Klippel (District 6) as a member of the Wauwatosa Community Development Authority, term ending April 30, 2030 [26-0275](#)
- RESULT:** APPROVED
MOVER: Mike Morgan
SECONDER: Amanda Fuerst

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

- 6. Reappointment by Mayor McBride of Christopher Meuler (District 1) as a member of the Wauwatosa Board of Review, term ending March 31, 2031 [26-0279](#)

RESULT: APPROVED

MOVER: Mike Morgan

SECONDER: Amanda Fuerst

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

- 7. Reappointment by Mayor McBride of Phillip Morris (District 4) as a member of the Wauwatosa Police and Fire Commission, term ending April 30, 2031 [26-0330](#)

RESULT: APPROVED

MOVER: Mike Morgan

SECONDER: Amanda Fuerst

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

APPLICATIONS, COMMUNICATIONS, ETC.

- 1. Claim - Mayfair Mall, LLC, Case No. 2025CV010719 [26-0379](#)

RESULT: REFERRED TO CITY ATTORNEY

- 2. Claim - Bradley Clemetson [26-0309](#)

RESULT: REFERRED TO CITY ATTORNEY

- 3. Claim - Lisa Dodd [26-0337](#)

RESULT: REFERRED TO CITY ATTORNEY

- 4. Claim - Patrick Walsh [26-0338](#)

RESULT: REFERRED TO CITY ATTORNEY

- 5. Claim - Sara Leonhardt [26-0339](#)

RESULT: REFERRED TO CITY ATTORNEY

- 6. Claim - Jesus Garcia [26-0355](#)

- RESULT:** REFERRED TO CITY ATTORNEY
7. Claim - Tim Oland [26-0397](#)

RESULT: REFERRED TO CITY ATTORNEY

FROM THE PLAN COMMISSION

1. **Resolution approving a Conditional Use Permit for a day care in the Suburban Residential (SR) zone at 12012 W. North Avenue, Rolanda Fowler, Kidz Cave and Learning Den, applicant** [26-0340](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Amanda Fuerst
Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
Excused: 2 Wilke, and Lewis
2. **Resolution approving a Conditional Use Permit for an eating establishment in the Special Purpose-Research Park (SP-RP) zone at 860 N. Mayfair Road, Zankar Amin and Tamer Ahmed, applicants** [26-0341](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Amanda Fuerst
Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
Excused: 2 Wilke, and Lewis
3. **Resolution approving a Conditional Use Permit for a cat shelter in the General Commercial (C2) zone at 10506 W. Blue Mound Road, Kori Schneider Peragine and Luann Namowicz, Happy Endings No Kill Cat Shelter, applicants** [26-0342](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Amanda Fuerst
Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
Excused: 2 Wilke, and Lewis
4. **Resolution approving a Conditional Use Permit for an eating establishment in the Neighborhood Village Trade/North Avenue Overlay (C1/NOR) zone at 6927 W. North Avenue, Barry Yang, Barry Yang Architect, applicant** [26-0343](#)
RESULT: APPROVED
MOVER: Joe Phillips
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SECONDER: Amanda Fuerst

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

- 5. **Resolution approving a Conditional Use Permit for a laundromat with extended hours in the Neighborhood Village Trade/North Avenue Overlay (C1/NOR) zone at 7105 W. North Avenue, Chris Doerner, applicant** [26-0344](#)

Applicant withdrew application on 2/24/2026 at 4:56 PM..

RESULT: WITHDRAWN

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

FROM THE GOVERNMENT AFFAIRS COMMITTEE

- 1. **Resolution approving application for a new Class “B” Beer and “Class B” Liquor license by JSMKL Inc., d/b/a Jackson's Blue Ribbon Pub, 11302 W. Blue Mound Road, Kayla Aicher - Agent, for the period ending June 30, 2026** [26-0346](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: James Moldenhauer

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

- 2. **Resolution to approve an intergovernmental agreement establishing a joint fire department between West Allis and Wauwatosa** [26-0347](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: James Moldenhauer

Aye: 12 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Gustafson, Lowe, Moldenhauer, Morgan, and Phillips

Nay: 2 Makhlouf II, and Meindl

Excused: 2 Wilke, and Lewis

FROM THE FINANCIAL AFFAIRS COMMITTEE

- 1. **Resolution waiving the competitive bidding process for the emergency replacement of the retaining wall supporting the parking lot under the Harmonee Bridge and the Oak Leaf Trail** [26-0348](#)

RESULT: APPROVED

MOVER: James Moldenhauer

- SECONDER:** Joe Phillips
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
2. **Resolution approving a Level III fund transfer for the Fire Station Roof Replacement & Solar Array Project in an amount not to exceed \$175,000** [26-0349](#)
- RESULT:** APPROVED
- MOVER:** James Moldenhauer
- SECONDER:** Joe Phillips
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
3. **Resolution approving 2025 Operating Budget carryovers** [26-0350](#)
- RESULT:** APPROVED
- MOVER:** James Moldenhauer
- SECONDER:** Joe Phillips
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
4. **Resolution approving a Level III fund transfer to cover the excess cost of tax assessment litigation counsel for 2025 in the amount of \$35,297.00** [26-0351](#)
- RESULT:** APPROVED
- MOVER:** James Moldenhauer
- SECONDER:** Joe Phillips
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
5. **Resolution approving a term sheet for tax incremental financing with the Irgens Corporation for a multi-family development within the Research Park** [26-0352](#)
- RESULT:** APPROVED
- MOVER:** James Moldenhauer
- SECONDER:** Joe Phillips
- Aye:** 12 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Gustafson, Lowe, Moldenhauer, Morgan, and Phillips
- Nay:** 2 Makhlouf II, and Meindl

- Excused:** 2 Wilke, and Lewis
6. Ratification of Comptroller's Office bills and claim report, January 28, 2026 through February 24, 2026 [26-0395](#)
- RESULT:** RATIFIED
MOVER: James Moldenhauer
SECONDER: Joe Phillips
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis

FROM THE BOARD OF PUBLIC WORKS

1. **Resolution awarding contracts for emulsion and street patching materials to various vendors for the Spring/Summer 2026 repair season** [26-0389](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Margaret Arney
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
2. **Resolution awarding of Contract 26-07, Project 1026, 2026 Street & Utility Improvements to Globe Contractors, Inc. in the amount of \$2,007,727.00** [26-0390](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Margaret Arney
- Aye:** 13 Arney, Brannin, Champine, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
- Recused:** 1 Dolan
3. **Resolution approving final payment for Contract 25-11 , Project 1025, 2025 Alley Reconstruction, in the amount of \$4,188.05** [26-0391](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Margaret Arney
- Aye:** 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlof II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips
- Excused:** 2 Wilke, and Lewis
4. **Resolution accepting and placing on file the 2025 Annual Report of the** [26-0392](#)

Board of Public Works

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Margaret Arney

Aye: 14 Arney, Brannin, Champine, Dolan, Foley, Fuerst, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, and Phillips

Excused: 2 Wilke, and Lewis

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items

[26-0396](#)

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 7:19 PM.

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.