



Wauwatosa, WI

Common Council

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, November 18, 2025

7:00 PM

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

Regular Meeting

CALL TO ORDER

Mayor McBride called the meeting to order at 7:16 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present: 15 Alderperson District 8 Council President Jason Wilke
Alderperson District 3 Robin Brannin
Alderperson District 6 Aletha Champine
Alderperson District 4 David Lewis
Alderperson District 2 Brad Foley
Alderperson District 4 Ernst Franzen
Alderperson District 3 Joseph Makhoulf II
Alderperson District 5 Rob Gustafson
Alderperson District 5 Sean Lowe
Alderperson District 1 Andrew Meindl
Alderperson District 1 James Moldenhauer
Alderperson District 6 Joe Phillips
Alderperson District 7 Mike Morgan
Alderperson District 7 Amanda Fuerst
Alderperson District 8 Melissa Dolan
Excused: 1 Alderperson District 2 Margaret Arney

APPROVAL OF MINUTES

1. Approval of minutes of the October 28, 2025 regular meeting

[25-2157](#)

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: David Lewis

Aye: 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II,
Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and
Dolan

Excused: 1 Arney

PUBLIC HEARING

1. Public Hearing for a Conditional Use Permit for an eating establishment in the General Commercial (C2) zone at 11320 W. Blue Mound Road, Anthony Fugarino, Cuppa Tosa Kitchen & Café LLC, applicant [25-1984](#)

Arthur Piñon, Principal Planner, presented a staff overview of the item. Anthony Fugarino, 450 N 113th Street, applicant, presented the item.

Public hearing opened at 7:19 PM.

The following individuals spoke in favor:

- Indy Stluka, 746 N 112th Street
- Jeff Stuberg, 523 N 113th Street

Public hearing closed at 7:21 PM.

RESULT: INFORMATIONAL ONLY

APPOINTMENTS BY THE MAYOR

1. Appointment by Mayor McBride of Robert Heller (District 3) as a member of the Wauwatosa Senior Commission, term ending April 30, 2028 [25-2163](#)

RESULT: APPROVED

MOVER: Brad Foley

SECONDER: Robin Brannin

Aye: 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Arney

APPLICATIONS, COMMUNICATIONS, ETC.

1. Summons & Complaint - M&R Mayfair Property Owner, 2025CV009256 [25-2111](#)

RESULT: REFERRED TO CITY ATTORNEY

2. Claim - Michael Fischer [25-2155](#)

RESULT: REFERRED TO CITY ATTORNEY

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7603 W. State Street to operate a drinking establishment/bar, Jordan Cole, applicant [25-2151](#)

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

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

Excused: 1 Arney

Recused: 1 Champine
Enactment No: R-25-162

2. Resolution approving a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7754 Harwood Avenue to establish a day care, Michael Stefan, applicant

[25-2152](#)

Motion by Alder Meindl to amend the proposal to add a condition requiring a traffic circulation and safety plan covering drop off and pick up procedures, parking management, and pedestrian safety, to be reviewed and approved by the City Engineer and Transportation Affairs Committee prior to occupancy. Second by Alder Makhlouf. Motion failed 3-12 (Aye: Meindl, Makhlouf, Wilke. Nay: Moldenhauer, Foley, Brannin, Lewis, Franzen, Lowe, Gustafson, Champine, Phillips, Morgan, Fuerst, Dolan).

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

Aye: 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Nay: 2 Wilke, and Meindl

Excused: 1 Arney
Enactment No: R-25-163

3. Resolution approving a Conditional Use Permit in the Special Purpose - Research Park and Mayfair Overlay (SP-RP/MAY) zone at 10499 Innovation drive for a mixed-use development, Waterfair Apartments LLC., applicant

[25-2153](#)

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

Aye: 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Arney
Enactment No: R-25-164

4. Resolution approving a Land Division via Certified Survey Map at 10499 Innovation Drive, Waterfair Apartments LLC., applicant

[25-2154](#)

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

- Aye:** 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 1 Arney
Enactment No: R-25-165
5. Ordinance amending various sections of Title 24 (Zoning) primarily related to Tosa Tomorrow 2045 Comprehensive Plan implementation [25-1940](#)
- RESULT:** ADOPTED
MOVER: Joe Phillips
SECONDER: Amanda Fuerst
- Aye:** 13 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Nay:** 2 Makhoulf II, and Meindl
- Excused:** 1 Arney
Enactment No: O-25-25

FROM THE GOVERNMENT AFFAIRS COMMITTEE

1. Resolution approving application for appointment of successor Agent, Brett Zingshem, Walgreens Company, d/b/a Walgreens #03578, 2275 N. Mayfair Road, Suite 102 [25-2120](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Joe Phillips
- Aye:** 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 1 Arney
Enactment No: R-25-166
2. Resolution approving the 2026 Common Council Meeting Calendar [25-2121](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Joe Phillips
- Aye:** 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 1 Arney
Enactment No: R-25-167

FROM THE FINANCIAL AFFAIRS COMMITTEE

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1. Resolution approving the Wauwatosa Village Business Improvement District 2026 operating plan, budget, and proposed assessments [25-2160](#)
- RESULT:** APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips
- Aye:** 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 1 Arney
Enactment No: R-25-168
2. Resolution approving term sheet with Samapa Development Company, LLC for the conversion of the property located at 10499 W. Innovation Drive to a multi-family apartment building [25-2161](#)
- RESULT:** APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips
- Aye:** 14 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Nay:** 1 Meindl
- Excused:** 1 Arney
Enactment No: R-25-169
3. Resolution approving the 2026 City of Wauwatosa Operating and Capital Budgets [25-2122](#)
- Motion by Alder Moldenhauer to allocate \$10,000 of vehicle registration fee funds to the Bublr Bike program, reduce the property tax levy by \$10,000, and schedule for a future meeting an analysis/evaluation of the Bublr Bike program in Wauwatosa. Second by Alder Morgan. This motion was withdrawn.*
- Motion by Alder Morgan to reduce the property tax levy by \$10,000, and reduce the contribution to the Bublr Bike program by \$10,000. Second by Alder Foley. Motion failed 5-10 (Aye: Moldenhauer, Foley, Makhoulf, Morgan, Fuerst. Nay: Meindl, Brannin, Lewis, Franzen, Lowe, Gustafson, Champine, Phillips, Dolan, Wilke).*
- Motion by Alder Brannin to 1) reduce the bi-weekly curbside yard waste pickup from 13 to 11 collections per year, 2) eliminate the directive to staff to pursue a yard waste collection subscription service for 2027, 3) restore the Public Works drop-off fee for yard waste for the 2025 level, and 4) increase the property tax levy by \$32,000 and retain the bi-weekly yard waste collection. Second by Alder Fuerst. Motion passed 11-4 (Aye: Moldenhauer, Foley, Makhoulf, Brannin, Lewis, Franzen, Lowe, Champine, Fuerst, Dolan, Wilke. Nay: Meindl, Gustafson, Phillips, Morgan).*
- Motion by Alder Makhoulf to increase the City's hotel tax by 1%, from 7% to 8%, and allocate \$50,000 of the additional revenue in 2026, and \$30,000 in subsequent years, to the Civic Celebration Commission for the purpose of providing an Independence Day fireworks display. Motion failed for lack of a second.*
- As amended, the 2026 property tax levy is \$53,149,153.*
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RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 12 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Gustafson, Lowe, Moldenhauer, Phillips, Fuerst, and Dolan

Nay: 3 Makhlouf II, Meindl, and Morgan

Excused: 1 Arney
Enactment No: R-25-170

4. Ratification of Comptroller's Office bills and claims report, October 29 through November 18, 2025 [25-2159](#)

RESULT: RATIFIED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Nay: 1 Meindl

Excused: 1 Arney

FROM THE BOARD OF PUBLIC WORKS

1. Resolution awarding the contracts for the purchase of stone, sand and gravel for the 2026 construction and repair season (January 1 - December 31, 2026) [25-2167](#)

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Amanda Fuerst

Aye: 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Arney
Enactment No: R-25-171

2. Resolution approving the final payment for Project 1024 / Contract 24-08 2024 Utility Improvements [25-2168](#)

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Amanda Fuerst

Aye: 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Arney
Enactment No: R-25-172

3. Resolution approving the final payment for Project 2307 / Contract [25-2169](#)
25-21 Swan Boulevard Bridge Deck Sealing

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst

Aye: 15 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II,
Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and
Dolan

Excused: 1 Arney
Enactment No: R-25-173

FROM THE COMMITTEE OF THE WHOLE

1. Resolution enacting the recommendation of the Committee of the [25-2166](#)
Whole related to payroll adjustments following the annual performance
evaluation of the City Administrator

Motion includes providing a 1.5% bonus to the City Administrator as allowable under contract.

RESULT: APPROVED
MOVER: Jason Wilke
SECONDER: James Moldenhauer

Aye: 14 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II,
Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Nay: 1 Meindl

Excused: 1 Arney
Enactment No: R-25-174

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items [25-2158](#)

Alder Morgan requested a review of the Bublr Bike program and other similar programs in Wauwatosa.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 9:03 PM.