



# Wauwatosa, WI

## Common Council

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Tuesday, November 18, 2025

7:00 PM

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

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#### 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.

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### APPROVAL OF MINUTES

1. Approval of minutes of the October 28, 2025 regular meeting [25-2157](#)

#### 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](#)

#### 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](#)

#### APPLICATIONS, COMMUNICATIONS, ETC.

1. Summons & Complaint - M&R Mayfair Property Owner, 2025CV009256 [25-2111](#)  
*Recommendation:* Refer to City Attorney
2. Claim - Michael Fischer [25-2155](#)  
*Recommendation:* Refer 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](#)  
*Recommendation:* Approve 7-0
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](#)  
*Recommendation:* Approve 7-0
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](#)  
*Recommendation:* Approve 7-0
4. Resolution approving a Land Division via Certified Survey Map at 10499 Innovation Drive, Waterfair Apartments LLC., applicant [25-2154](#)  
*Recommendation:* Approve 7-0
5. Ordinance amending various sections of Title 24 (Zoning) primarily related to Tosa Tomorrow 2045 Comprehensive Plan implementation [25-1940](#)  
*Recommendation:* Approve 7-0

#### **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](#)  
*Recommendation:* Approve 7-0
2. Resolution approving the 2026 Common Council Meeting Calendar [25-2121](#)  
*Recommendation:* Approve 7-0

#### **FROM THE FINANCIAL AFFAIRS COMMITTEE**

1. Resolution approving the Wauwatosa Village Business Improvement District 2026 operating plan, budget, and proposed assessments [25-2160](#)  
*Recommendation:* Approve 7-0
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](#)  
*Recommendation:* Approve 7-0

3. Resolution approving the 2026 City of Wauwatosa Operating and Capital Budgets [25-2122](#)  
*Recommendation:* Operating Budget: Approve 6-1 / Capital Budget: Approve 8-0
4. Ratification of Comptroller's Office bills and claims report, October 29 through November 18, 2025 [25-2159](#)

### **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](#)  
*Recommendation:* Approve 6-0
2. Resolution approving the final payment for Project 1024 / Contract 24-08 2024 Utility Improvements [25-2168](#)  
*Recommendation:* Approve 6-0
3. Resolution approving the final payment for Project 2307 / Contract 25-21 Swan Boulevard Bridge Deck Sealing [25-2169](#)  
*Recommendation:* Approve 6-0

### **FROM THE COMMITTEE OF THE WHOLE**

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

### **FUTURE COUNCIL COMMITTEE AGENDA ITEMS**

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

### **ADJOURNMENT**

#### 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](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



11320 W. Blue Mound Rd.

City of  
**Wauwatosa**



Cuppa Tosa Kitchen & Café LLC is seeking occupancy at 11320 W. Bluemound Rd, Wauwatosa, WI. 53226 for a breakfast/lunch concept restaurant with on and off-site catering for special events.

The space has been a restaurant in the past with the last occupancy of Hermanna's Mexican Restaurant.

Cuppa Tosa Kitchen & Café LLC is a community driven concept operated by a local restaurant family with ties to the Wauwatosa area since 1975.

Cuppa Tosa Kitchen & Café LLC will employ approximately 15-20 employees, with normal operating hours of Tuesday-Sunday 7am-3pm. After hour events Tuesday through Sunday 5p-11p.

The main menu will consist of Omelets, Pancakes, Waffles, Brioche French Toast, Sandwiches, Salads, Wraps, Kids Menu.

The current "Bar" area will be a Café Concept with tables & a soft sided seating area for guests to enjoy a latte with friends, read the paper or work on their laptop.

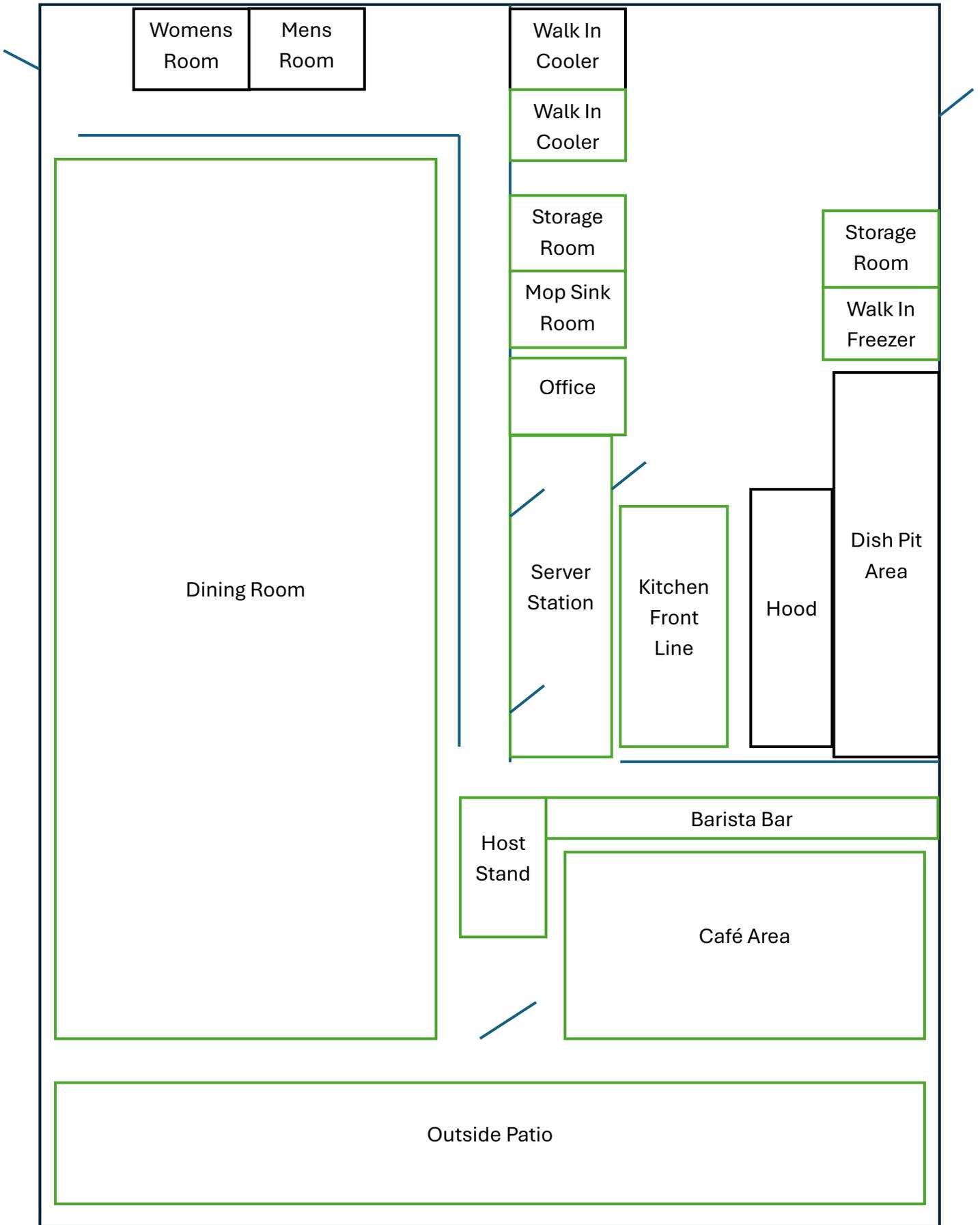
As owner and someone who lives within walking distance to the location, I'm fully aware of the neighborhood concerns regarding parking, noise and garbage. I will work tirelessly to accommodate and remedy any concerns the neighboring community has.

I also understand the importance of yearly inspections (Fire, Food Safety, etc.) and will comply with all rules and regulations set forth by the City of Wauwatosa.

Any maintenance done (Hood Cleaning, HVAC, Grease Disposal, Garbage. Etc.) will be done only by licensed, bonded and insured companies.

No current work will need to be done inside or outside the building that would require additional permits, but if a situation arises that a permit is required, all paperwork will be filed and approved by the City of Wauwatosa before any work is started and follow up inspections will be done before any use to the area requiring the permit.

Currently there is adequate utilities, access roads, drainage and measures have been taken in to account for on and off site traffic congestion including but not limited too: talking with the restaurant adjacent to the parking area (Jacksons) and reaching out the unrented property for parking permits for special events or employee parking for high volume days (Saturday-Sunday), Mother's Day Brunch, Easter Brunch to name a few.



# Application Form

## Profile

Robert

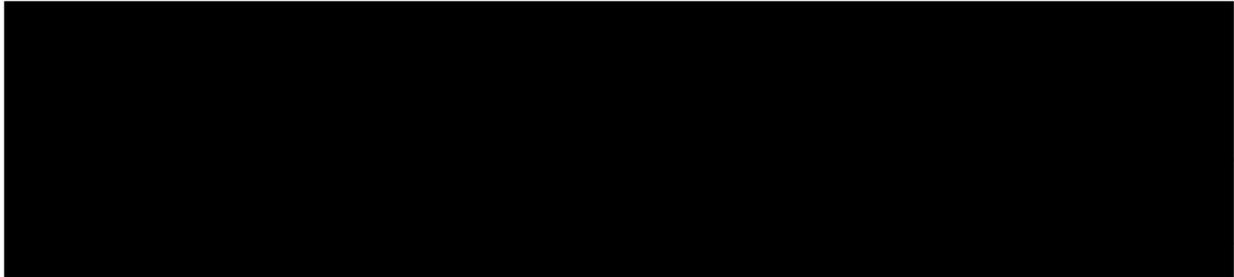
First Name

D

Middle Initial

Heller

Last Name



What district do you live in? \*

District 3

Primary Phone

Alternate Phone

Hart Park Square

Employer

Community Resource Director

Job Title

**Please look at the vacancy page before applying. Some Boards, Committees and Commissions have requirements that they are looking for in an applicant, such as specific skills or member types such as Adult or Student.**

The Vacancy page can be found here:

[VACANCIES](#)

Which Boards would you like to apply for?

Senior Commission: Submitted

**Why are interested in joining this Board, Committee or Commission?**

[Robert\\_Heller\\_-\\_Resume.doc](#)

Upload a Resume

If you have issues uploading your resume, email it to Misty Richey at [mrichy@wauwatosa.net](mailto:mrichy@wauwatosa.net)

If you need to send your resume separately, complete the remainder of the application, save it, and we will submit both the application and resume for you.

**Please tell us about yourself and why you want to serve.**

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I am currently the Community Resource Directory at Hart Park Square Senior Living Community, and I simply love what I do. As part of my regular duties, I have already been attending the committee meetings and not only enjoyed attending but I am learning quite a bit. Now I want to participate and help the committee and our seniors at this level.

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**Demographics**

Some boards, committees and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

**Ethnicity \***

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[REDACTED]

**Gender \***

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[REDACTED]

**Sexual Orientation \***

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[REDACTED]

[REDACTED] \_\_\_\_\_  
Date of Birth

Once you submit your application, check [here](#) for the Common Council agenda that has your appointment or reappointment. It may be possible that it will be on future agendas and not on the next upcoming meeting date agenda. This will be how you know if you have been appointed or reappointed.

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## **Professional Summary**

Dynamic and results-driven professional with over 25 years of experience in management and logistics, seeking to leverage extensive leadership, strategic planning, and operational expertise in a Sales and Marketing Director role within the senior living industry. Proven track record in optimizing processes, enhancing customer satisfaction, and driving revenue growth. Adept at building and leading high-performing teams, developing innovative marketing strategies, and fostering strong relationships with stakeholders.

### **Core Skills:**

- Strategic planning and Execution.
- Consultative account management skills resulting in increased sales, customer retention
- Team leadership and development
- Effective presentations skills - individually and in groups
- Customer relationship management
- Budget management and cost control
- Cross-functional collaboration

### **Customer Service Manager – Tax Air Inc. November 2021 – Present**

Manage, monitor, and coach the Customer Care team ensuring prompt, courteous and accurate information is disseminated to our customers. Primary responsibilities include:

- Led a team of 7 in managing logistics call center ensuring timely and cost-effective delivery of goods and services.
- Primary contact for customers in need of supplemental assistance related to their transportation needs, customer retention and related customer issues.
- Collaborated with cross-functional teams to streamline processes and enhance overall performance.
- Developed and implemented strategic plans to improve operational efficiency, resulting in increased customer satisfaction.

### **Operations Manager - Medspeed LLC (May 2010 – March 2021)**

Manage and facilitate the transportation of pharmaceuticals, critical supplies, and specialized medical equipment throughout the medical environment. Point of contact for Advocate/Aurora and Ascension Healthcare partners, developing long-term partnerships and growing long-lasting business relationships. Developed trust and gained confidence by striving to become partners in the healthcare industry.

- Built and maintained strong relationships with leadership, physicians, clinic leaders, pharmacy teams and purchasers.
- Monitored, maintained and improved the level of service provided to healthcare customers by analyzing and measuring key performance indicators.
- Identified, communicated, and acted on opportunities for process improvement and productivity leading to greater sales.

- Managed and implemented new services.

**Midwest Airlines** - Manager National Sales – Air Cargo, (03/2004-02/2009)

Drive all sales and marketing for Midwest Airlines - Air Cargo. Driver of business-to-business sales, the development of sales strategies and goals, seeks out and cultivates new growth opportunities to generate additional revenue by expanding core customers. Initiate, maintain and grow corporate accounts through targeted marketing, in person presentations and visits.

- Achieved and exceeded sales goals five consecutive years.
- Grew sales each year by 20% - 5 consecutive years!
- Sought and attained new revenue streams by searching for new customers,
- Sought and attained new revenue streams by searching for new customers in existing facilities and identifying new markets.
- Meticulous record and documentation of customer contact and business requirements .

**EDUCATION**

University of Wisconsin Madison

Bachelor of Science - Education

**LEADERSHIP EDUCATION AND TEAMS**

Certificate of Achievement in Lean Six Sigma – Villanova University

Diversity Awareness, Managing Change, EEOC compliance and numerous other courses.

Chairperson – Midwest Airlines Safety and Training Committees

Ground Security Coordinator – Midwest Airlines

**STATE OF WISCONSIN                      CIRCUIT COURT                      MILWAUKEE****Michael Fischer vs. City of Wauwatosa - Board of Review                      Electronic Filing  
Notice**Case No. 2025CV009593  
Class Code: Petition for Writ of CertiorariFILED  
11-05-2025  
Anna Maria Hodges  
Clerk of Circuit Court  
2025CV009593  
Honorable William S.  
Pocan-26  
Branch 26CITY OF WAUWATOSA - BOARD OF REVIEW  
7725 W. NORTH AVE.  
WAUWATOSA WI 53213-2331

Received by

NOV 07 2025

City Clerk's Office

Case number 2025CV009593 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

**Pro Se opt-in code: 4909ab**

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court  
Date: November 5, 2025

FILED  
11-05-2025  
Anna Maria Hodges  
Clerk of Circuit Court  
2025CV009593  
Honorable William S.  
Pocan-26  
Branch 26

**STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY**

**PETITION FOR WRIT OF CERTIORARI**

**(Under Wis. Stat. §70.47(13))**

Michael Fischer, )

Petitioner )

[REDACTED] )

v. )

City of Wauwatosa – Board of Review )

Respondent )

7725 W. North Ave. Wauwatosa WI 53213-2331 )

Class Code 30955

Comes now the Petitioner, Michael Fischer, who respectfully petitions this Court to issue a Writ of Certiorari to review the decision of the Board of Review for the City of Wauwatosa (“BOR”) concerning the assessment of his property located at:

Property Address

[REDACTED]

Parcel No.:

Tax Year: 2025

- I. In support of this Petition, the Petitioner states as follows:
  - A. Petitioner is the owner of the above-described property located in the City of Wauwatosa, Milwaukee County, Wisconsin.
  - B. On or about **16 September 2025**, the Board of Review issued a determination on Form PR-302 sustaining an assessment of **\$ 956,200** for the above property.
  - C. Petitioner seeks judicial review pursuant to Wis. Stat. §70.47(13).

**D. Specifically, Petitioner alleges that:**

- a. The BOR actions were contrary to the law and in violation of §70.32(1).
- b. The BOR’s decision was arbitrary, unreasonable, and procedurally unfair.
- c. The BOR’s decision lacked substantial evidence and relied on inaccurate data.

**E. Petitioner has timely filed this Petition within 90 days of the BOR determination, as required by law.**

**II. WHEREFORE, Petitioner respectfully requests that this Court:**

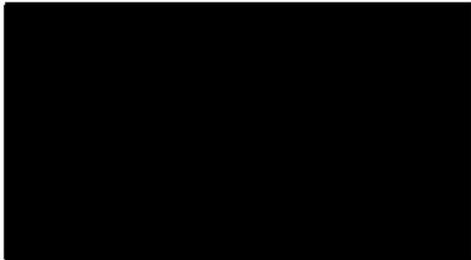
- A. Issue a Writ of Certiorari directing the City of Wauwatosa Board of Review to return to the Court the record of proceedings related to the assessment of the above property;
- B. Upon review, reverse, vacate, or modify the decision of the Board of Review as justice may require; and
- C. Grant such other and further relief as the Court deems appropriate.

Dated: 05 November, 2025

Respectfully submitted,

Signature: Michael Fischer

Michael Fischer, Petitioner (Pro Se)



**EXHIBITS**

- A: Form PR-302 (Notice of Board of Review Determination).

**EXHIBIT A:**

**Notice of Board of Review Determination**

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2024, as finalized by the Board of Review (BOR) is listed below.

Property Owner	General Information
<div style="background-color: black; width: 100%; height: 100%; min-height: 80px;"></div>	<p>Date issued 9 - 16 - 2025</p> <p>Address: [REDACTED] 01 [REDACTED] [REDACTED]</p> <p>Legal description <u>LOT 1 CERTIFIED SURVEY MAP</u> <u>NO 9414 SE 1/4 SEC 22-7-21 2023</u></p> <p><input type="checkbox"/> Town    <input type="checkbox"/> Village    <input checked="" type="checkbox"/> City</p> <p>Municipality <u>Wauwatosa</u></p>

Assessment Information			
2025 Original Assessment		2025 Final Assessment <small>(determined by BOR)</small>	
Land	\$ 342,900	Land	\$ 342,900
Improvements	\$ 613,300	Improvements	\$ 613,300
Personal property	\$ 0	Personal property	\$
Personal property	\$ 0	Personal property	\$
Personal property	\$ 0	Personal property	\$
Total personal property	\$ 0	Total personal property	\$
Total all property	\$ 956,200	Total all property	\$ 956,200

**Appeal Information**

If you are not satisfied with the BOR's decision, there are appeal options available. Note: Each appeal option has filing requirements. For more information on the appeal process, review the [Guide for Property Owners](#).

**Appeal to:**

**Department of Revenue (DOR)** – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. It is not available for properties with an assessed value over \$1 million or properties located in first-class cities (Milwaukee). DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

**Circuit Court - Action for Certiorari** – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

**Municipality - Excessive Assessment** – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.



## Staff Report

**File #:** 25-2151

**Agenda Date:** 11/18/2025

**Agenda #:** 1.

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**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**

WHEREAS Jordan Cole applied for a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7603 W. State Street to operate a drinking establishment/bar, and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Jordan Cole subject to:

1. Hours of operation Monday through Friday, from 12:00 pm to 2:00 am, Friday and Saturday from 11:00 am to 2:30 am, and Sunday from 11:00 am to 12:00 am. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints. This may include but is not limited adjusting hours of operation. Issues must be resolved to the satisfaction of the Planning Division Manager.
2. The subject property and building are located in the floodplain and is subject to the requirements and procedures in WMC 24.13.010.
3. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
4. Per WMC 24.12.040.A.2, roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties.
5. Per WMC 24.12.040.A.1, all ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and much be screened from view of all R- and C-zoned properties by a solid fence, solid wall, dense hedge, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment.
6. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
7. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
8. Obtaining other required licenses, permits, and approvals. This includes but is not limited to Design Review Board approval, plan review, site plan approval, building permits and DSPS plan approvals, and Final Occupancy inspection and approval.

By: Plan Commission

*Recommendation:* Approve 7-0



## Staff Report

**File #:** 25-2152

**Agenda Date:** 11/18/2025

**Agenda #:** 2.

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### **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**

WHEREAS Michael Stefan applied for a Conditional Use Permit in the Neighborhood/Village Trade (C1) district at 7754 Harwood Avenue to establish a day care, and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Michael Stefan subject to:

1. Compliance with all conditions and recommendations in the Engineering section of the November 10 Plan Commission report.
2. Hours of operation Monday through Friday, from 7:30 a.m. to 5:30 p.m.
3. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
4. Per WMC 24.12.040.A.2, roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties.
5. Per WMC 24.12.040.A.1, all ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and much be screened from view of all R- and C-zoned properties by a solid fence, solid wall, dense hedge, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment.
6. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
7. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
8. Obtaining other required licenses, permits, and approvals. This includes but is not limited to Design Review Board approval, plan review, site plan approval, building permits and DSPS plan approvals, and Final Occupancy inspection and approval.

By: Plan Commission

**Recommendation:** Approve 7-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

**File #:** 25-2153

**Agenda Date:** 11/18/2025

**Agenda #:** 3.

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**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**

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

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Waterfair Apartments LLC. subject to:

1. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
2. Per City Code 13.30.030, any building project in excess of \$100,000 shall have the sanitary sewer lateral replaced or inspected and pressure tested per BPW requirements. If the existing sanitary sewer lateral is to be re-used, a televised report of the existing lateral from the building to the City main must be provided to Engineering. If Engineering identifies any defects in the existing lateral, the defects must be corrected and another televised report provided to Engineering to verify results. This requirement must be met prior to final building occupancy.
3. Design Review Board approval is required for any exterior changes. Architectural supervision, plan review, and all applicable building permits are also required. A final occupancy inspection and approval must be obtained prior to occupancy.
4. Per WMC 24.12.040.A.2, roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties.
5. Per WMC 24.12.040.A.1, all ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and must be screened from view of all R- and C-zoned properties by a solid fence, solid wall, dense hedge, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment.
6. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
7. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
8. Obtaining other required licenses, permits, and approvals. This includes but is not limited to Design Review Board approval, plan review, site plan approval, building permits and DSPS plan approvals, and Final Occupancy inspection and approval.

By: Plan Commission

*Recommendation:* Approve 7-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2154

**Agenda Date:** 11/18/2025

**Agenda #:** 4.

---

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

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin that permission be and the same is hereby granted to Waterfair Apartments, LLC., for a Certified Survey Map at 10499 Innovation Drive. The parcels location is described as follows:

Being a division of Lot 11, in Certified Survey Map No. 7809, being part of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 7 North, Range 21 East in the City of Wauwatosa, County of Milwaukee, State of Wisconsin

All in accordance with the application attached hereto and made a part of this resolution, in compliance with Section 17.02.070 of the Code of the City of Wauwatosa and subject to the following conditions:

1. Any technical corrections as identified by the Register of Deeds.
2. Address items identified in Engineering section of the November 10 Plan Commission report.
3. Per State Statute 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.

By: Plan Commission

*Recommendation:* Approve 7-0

The Common Council of the City of Wauwatosa do ordain as follows:

Part I. The “Zoning Map” subsection 24.01.110 of the Wauwatosa Municipal Code of Ordinances is amended by modifying section E to read as follows:

E. Split-Zoned Parcels.

1. The zoning map may not be amended to classify a single parcel into 2 or more base zoning districts with the exception of SP-PKG as one base zoning classification or when included in a Planned Unit Development (PUD) Overlay.
2. The split zoning of any newly created parcel (into more than one base zoning district classification) is prohibited with the exception of SP-PKG as one base zoning classification or when included in a Planned Unit Development (PUD) Overlay.
3. The following regulations apply to existing parcels that are classified in 2 or more base zoning classifications:
  - a. For existing and proposed uses and structures, the zoning district for the majority of the lot area applies to the entire lot, with the following exception:
    - 1) When the base zoning districts are equal, the zoning administrator is authorized to utilize their discretion to determine the base district that applies to the entire parcel.
    - 2) When SP-PKG is one of the base districts, each portion of the parcel is subject to the requirements of the district in which it is located.
  - b. Building setbacks do not apply along base zoning district boundary lines that split a parcel under single ownership with the exception of SP-PKG as one base zoning classification where each portion of the parcel is subject to the requirements of the district in which it is located.
  - c. If any use, building or structure rendered nonconforming by the split-zoned parcel provisions of this section is accidentally damaged or destroyed it may be reestablished, as long as the reestablishment does not increase the extent of nonconformity.

Part II. The “Transitional Provisions” subsection 24.01.120 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying section A to read as follows:

- A. Zoning District Map Symbol Conversions. The zoning district names and map symbols in effect before the effective date specified in Section 24.01.020 are converted as follows:

<b>Proposed District Name</b>		<b>Existing District Name</b>	
RESIDENTIAL		RESIDENTIAL	
GR	Garden Residential	R1-15	Single-unit Residential-15
SR	Suburban Residential	R1-9	Single-unit Residential-9
NR	Neighborhood Residential	R1-6	Single-unit Residential-6
MR	Mixed Residential	R2	Two-unit Residential
LDM	Low-Density, Multi-unit Residential	R4	Multi-unit Residential
MDM	Medium-Density, Multi-unit Residential	R8	Multi-unit Residential
COMMERCIAL		COMMERCIAL	

CO	Office	AA	Professional Office
		AA	Medical Clinic
C1	Neighborhood/Village Trade		Trade
			Village Trade
C2	General Commercial	AA	Business
		AA	Commercial
INDUSTRIAL		INDUSTRIAL	
M1	Light Industrial	AA	Light Manufacturing
M2	Heavy Industrial	AA	Industrial
OVERLAY		OVERLAY	
/MAY	Mayfair Road Overlay	None	(/MAY is new overlay)
/NOR	North Avenue Overlay	None	(/NOR is new overlay)
/PUD	Planned Unit Development	None	(/PUD is new overlay)
/HIS	Historic Overlay	None	(/HIS is new overlay)
SPECIAL PURPOSE		SPECIAL PURPOSE	
SP-CON	Conservation		Conservancy
SP-PUB	Public Facilities		Municipal Center & Public Works
SP-RP	Research Park		Research Park Planned Development District
SP-INS	Institutions	AA	Institutions
SP-MED	Medical Center		Medical Ctr. & Institutions

SP-PKG	Parking Support		Off-Street Parking
SP-POS	Parks and Open Space		Parks and Open Space Cemetery
None	(Obsolete District)	RPD	Residential Planned Development
None	(Obsolete District)	BPD	Business Planned Development

Part III. The “General” subsection 24.02.010 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. The Districts. The city's residential zoning districts are listed below. When this zoning ordinance refers to "residential" zoning districts or "R" districts, it is referring to these districts.

<b>Zoning District</b>	<b>Map Symbol</b>	<b>Formerly Known As</b>
Garden Residential	GR	R1-15, Single-unit Residential-15
Suburban Residential	SR	R1-9, Single-unit Residential-9
Neighborhood Residential	NR	R1-6, Single-unit Residential-6
Mixed Residential	MR	R2, Two-unit Residential
Low-Density, Multi-unit Residential	LDM	R4, Multi-unit Residential
Medium-Density, Multi-unit Residential	MDM	R8, Multi-unit Residential

B. Purposes. Wauwatosa's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and lifestyle opportunities for individual households and to maintain the desired physical character of existing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The residential district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

1. The **GR, SR, and NR** districts are intended for low-density neighborhoods primarily characterized by detached houses, semi-detached, and two-unit houses on individual lots.
2. The **MR** district supports a mix of detached, semi-detached, two-unit houses, three-unit/four-unit houses, and small multi-unit residential buildings in walkable, residential neighborhoods. It provides a modest increase in housing density while maintaining a single-unit residential character.
3. The **LDM** district is primarily intended to accommodate detached houses, semi-detached houses, two-unit residential buildings, three-unit/four-unit houses, and small multi-unit residential buildings. The district helps provide a mix of low- and moderate-density housing choices within a walkable, residential context.
4. The **MDM** district is intended to accommodate detached houses, semi-detached houses, two-unit houses, three-unit/four-unit houses, and small multi-unit residential buildings. The district helps provide moderate density housing choices in neighborhood areas near corridors.

Part IV. The “Lot and Building Regulations” subsection 24.02.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

- A. General. This section establishes basic lot and building regulations that apply in residential districts. These regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed; they are not to be construed as a guarantee that maximum allowed densities and development yields can be achieved on every lot. Other factors, such as topography, the presence of floodplains or protected resources, off-street parking, landscaping requirements and other factors may work to further limit actual development potential.
- B. Basic Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in R districts, except as otherwise expressly stated. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	DISTRICTS					
	GR	SR	NR	MR	LDM	MDM
<b>Minimum Lot Area</b> (square feet)						
	9,000	6,000	4,000	4,000	4,000	4,000
<b>Minimum Lot Width</b> (frontage) (feet)						
Corner lot	85	60	50	50	50	50
Interior lot	75	50	40	40	40	40
<b>Minimum Setbacks</b>						
Front (feet)	30[1]	30[1]	25[1]	20[1]	20[1]	20[1]
Side, Street (% of lot width)	20[2]	20[2]	20[2]	20[2]	20[2]	20[2]
Side, Interior one side/both sides combined (feet)	5/10	5/10	3/9	3/9	3/9	3/9
Rear (% of lot depth)	20[3]	20[3]	20[3]	20[3]	20[3]	20[3]
Accessory buildings:						
Rear and interior side (feet)	1.5	1.5	1.5	1.5	1.5	1.5
Alley (feet)	5	5	5	5	5	5
<b>Max. Building Coverage</b> (% of lot area)						
All principal and accessory buildings combined						
Corner lot	35	42	42	42	60	70
Interior lot	35	37	37	37	40	60
Accessory buildings[4]	12	12	12	12	12	12
Accessory dwelling units [4]	n/a	n/a	n/a	n/a	n/a	n/a

<b>Maximum Height (feet)</b>						
Principal buildings	35[5]	35[5]	35[5]	35[5]	35[5]	35[5]
Accessory buildings[6]	16	16	16	16	16	16

[1] Setback "averaging" is allowed in some cases, See Section 24.18.030E.1.e.

[2] Not required to exceed 15 feet.

[3] Must be at least 15 feet, but not required to exceed 25 feet.

[4] Accessory Dwelling Units (ADUs) are not included in accessory building lot coverage limits. Size and dimensional standards for ADUs are provided in Section 24.10.075.

[5] Public and civic buildings, religious assembly, and schools may be up to 60 feet in height. One additional foot for front, side and rear setback is required for each foot of building height above 35 feet.

[6] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building.

Part V. The "Other Regulations" subsection 24.02.040 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

Uses and development in residential districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

- A. Nonconformities. See Chapter 24.15.
- B. Accessory Uses and Structures. See Chapter 24.10.
- C. Parking and Loading. See Chapter 24.11.
- D. Landscaping and Screening. See Chapter 24.12.
- E. Temporary Uses. See Section 24.10.080.
- F. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

Part VI. The "General" subsection 24.03.010 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

A. The Districts. The city's commercial zoning districts are listed below. When this zoning ordinance refers to "commercial" zoning districts or "C" districts, it is referring to these districts.

<b>Zoning District</b>	<b>Abbreviation/Map Symbol</b>	<b>Formerly Known As</b>
Office	CO	AA Professional Office
		AA Medical Clinic
Neighborhood/Village Trade	C1	Trade
		Village Trade
General Commercial	C2	AA Business

- B. Purposes. Wauwatosa's commercial zoning districts are primarily intended to accommodate and promote neighborhood- and community-serving business and commercial (e.g., retail, service, office) uses, as well as vertical mixed-use development consisting of nonresidential uses on the ground floor and residential uses on the upper floors of the same building. Encouraging mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.
1. CO, Office Commercial. The CO, Office Commercial district is primarily intended to accommodate office, professional, and medical uses in a low- to moderate-intensity setting. While primarily nonresidential, the district also allows limited residential uses in areas of transition from commercial to residential.
  2. C1, Neighborhood & Village Commercial. The C1, Neighborhood & Village Commercial district is primarily intended to accommodate mixed-use development and small-scale, neighborhood-serving retail and service uses in pedestrian-oriented storefront buildings.
  3. C2, General Commercial. The C2, General Commercial district accommodates a broad range of business and commercial uses. While designed to support regional shopping and commercial activity, the district also allows mixed-use, and multi-unit residential uses.

Part VII. The “Other Regulations” subsection 24.03.040 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

Uses and development in commercial districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

- A. Drive-through and Drive-in Facilities. Drive-through and drive-in facilities require conditional use approval and must be associated with an otherwise allowed use. They are also subject to the regulations of Section 24.11.100.
- B. Large-format Retail Developments. Individual freestanding buildings and group developments with a cumulative gross floor area of 50,000 square feet or more of retail sales area are subject to the large-format retail development regulations of Section 24.09.090.
- C. Nonconformities. See Chapter 24.15.
- D. Accessory Uses and Structures. See Chapter 24.10.
- E. Parking and Loading.
  1. Parking spaces may not be located in front or street side setbacks.
  2. Loading docks must be set back at least 10 feet from alleys and 20 feet from all street rights-of-way.
  3. See also the general off-street parking and loading regulations of Chapter 24.11.
- F. Landscaping and Screening. See Chapter 24.12.
- G. Temporary Uses. See Section 24.10.080.
- H. Overlay Zoning Districts. See Chapter 24.05.
- I. Outdoor storage activities in the C districts require conditional use approval in accordance with Section 24.16.040.
- J. Building Height for C2 (General Commercial) District: For C2 zoned properties located within 65 feet of a Residential (R) zoned property, the maximum building height is 60 feet. Exceptions to this standard are as follows:
  1. The Regional Mall (Mayfair Mall) properties are not subject to these regulations.
  2. Additional height of up to 85 feet is allowed for:
    - a. Multi-unit and/or mixed-use projects proposing 20% or more affordable housing units at 80% or below the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
    - b. Transit-oriented development projects located along the Bus Rapid Transit (BRT) Corridor.
- K. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

VIII. The “/MAY, Mayfair Corridor Overlay” subsection 24.05.020 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

- A. Purpose. The /MAY, Mayfair Road Corridor Overlay district is intended to help protect the appearance and operational (transportation) function of the Mayfair Road corridor.
- B. Minimum Building Height. Buildings within the /MAY Overlay district must be at least 2 stories and 24 feet in height.
- C. Regional Mall Standards.
  - 1. Minimum Interior Side Setback and Rear Setback. Parcels associated with a regional mall are allowed 0 feet interior side setback and rear setback for parcel lines not adjacent to R-zoned property. When adjacent to R-zoned property, the minimum interior side setback and rear setback is 15 feet for buildings 50 feet in height and below, 25 feet for buildings 51 feet to 100 feet, and 50 feet for buildings 101 feet and above.
  - 2. Eating & Drinking Establishments. No Conditional Use is required for establishments with no separate entrance or seating.
  - 3. Minimum Lot Area Per Unit (square feet). Does not apply to parcels associated with a regional mall.
  - 4. Multi-unit residential building is a permitted use when part of a regional mall.
- D. Drive-Through or Drive-In Facilities. Drive-through or drive-in facilities for restaurants, car washes, banks and gas stations require a conditional use permit for project sites that meet one or more the following criteria:
  - 1. Parcels with four hundred feet minimum of frontage along Mayfair Road.
  - 2. Corner parcels with two hundred fifty feet minimum of frontage along Mayfair Road and two hundred fifty feet minimum of frontage along the cross street.
  - 3. Parcel entrances with direct access to a traffic signal. Cross-access may be used to meet this criterion.

If the parcel does not meet the criteria listed above, a drive-through facility on Mayfair Road is prohibited.

If the parcel meets the criteria, the facility shall meet all development standards of the zone, unless otherwise specified in this section, and the site shall be designed in accordance with the following:

- 1. Driveway throat lengths and internal cross-access locations must be designed to prevent back-ups onto sidewalks and streets at times of peak usage.
  - 2. Access locations must not negatively impact traffic flow, traffic safety, or pedestrian safety.
  - 3. A traffic impact analysis must be prepared and the findings accepted by both WisDOT and the city engineer or designee.
  - 4. Cross-access is strongly encouraged.
- E. Residential Uses, Permitted. The following uses are permitted as of right in the /MAY Overlay:
  - 1. Mixed-Use, Vertical
  - 2. Multi-Unit Building, 5-12 units
  - 3. Multi-Unit Building, 13+ units
- F. Attached and Semi-Detached Building Design Standards. See Section 24.14.045.

Part IX. The “/NOR, North Avenue Overlay” subsection 24.05.030 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying section D to read as follows

- D. Ground-Floor Glazed Area. The following requirements apply to all new construction and building additions.
  - 1. Windows or other glazed area must cover at least 50% of the public street-facing ground floor building wall. Darkly tinted, mirrored or highly reflective glazing may not be counted toward minimum glazed area requirements. On corner parcels, this 50% glazed area requirement applies only along the primary

- street. In the event that these minimum glazed area requirements conflict with city building (energy) code requirements, the building (energy) code governs.
2. Glazed area requirements apply to that area of the ground floor building wall facing a public street up to the finished ceiling height of the first floor building space.
  3. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50% of the minimum glazed area requirements, provided that they are internally illuminated and are at least 2 feet in depth.
  4. The bottom of any window or product display window used to satisfy these glazed area requirements may not be more than 30 inches above the finished grade of the first floor building space.

Part X. The “SP-INS, Institutions District” subsection 24.06.050 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

- A. Uses. Principal uses are allowed in SP-INS districts in accordance with the use table of Section 24.07.030.
- B. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-INS district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

<b>Lot and Building Standards</b>	<b>SP-INS</b>
<b>Minimum Lot Area</b> (square feet)	9,000
<b>Minimum Lot Width</b> (feet)	80
<b>Minimum Setbacks</b> (feet)	
Front	25
Side, Street	15
Side, Interior	10[1]
Rear	24[1]
<b>Maximum Height</b> (feet)	
Principal Buildings	No Max.
Accessory Buildings	20
<b>Maximum Building Coverage</b> (% of lot area)	
Interior Lot	45

Corner Lot	50
------------	----

[1] Plus one foot for each foot of building height above 35 feet.

Part XI. The “SP-MED, Medical Center District” subsection 24.06.060 of the Wauwatosa Municipal Code of Ordinances is hereby amended by adding the following subsection:

C. Educational Facility Housing.

1. Educational facility housing within the SP-MED district shall be restricted to east of 92<sup>nd</sup> Street and south of Watertown Plank Road.
2. Educational facility housing shall have a maximum front setback of 25 feet and a minimum building height of four stories or 50 feet.

Part XII. The “SP-RP, Research Park District” subsection 24.06.070 of the Wauwatosa Municipal Code of Ordinances is hereby amended to modify subsections B and D to read as follows:

B. Permitted Uses. The following uses are permitted as of right in the SP-RP district:

1. Automatic temperature controls
2. Biological products
3. Business and laboratory incubators
4. Business and management consulting services
5. Computer programming services
6. Dental laboratory services
7. Commercial testing laboratories
8. Drugs, chemical and allied products
9. Data processing
10. Educational and scientific research services
11. Educational services
12. Electrical machinery, equipment and supplies
13. Electrical transmission and distribution equipment
14. Electric and steam and chilled water generation plants and related facilities
15. Electrometallurgical products
16. Electronic components and accessories
17. Electronic control equipment
18. Engineering and architectural services
19. Engineering, laboratory and scientific and research instruments and associated equipment
20. Exhibition halls
21. Facilities management services
22. Fabricated metal products

23. Finance, insurance and real estate services
24. Food and kindred products
25. Forestry activities and related services
26. Horticultural services
27. Hotels and motels
28. Industrial inorganic and organic chemicals
29. Instruments for measuring, controlling and indicating physical characteristics
30. Mechanical measuring and controlling instruments (except automatic temperature controls)
31. Medical and health services
32. Medical laboratory services
33. Medical research, technology and development
34. Medical scientific research facilities
35. Medicinal chemicals and botanical products
36. Miscellaneous plastic products
37. Mixed-Use Building, Vertical
38. Multi-Unit Buildings, 5-12 units
39. Multi-Unit Buildings, 13+ units
40. Motion picture production
41. Office buildings
42. Office computing and accounting machines
43. Optical instruments and lenses
44. Orthopedic, prosthetic and surgical appliances
45. Pharmaceutical preparations
46. Photographic equipment supplies
47. Plastics materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers
48. Printing and publishing
49. Professional, scientific and controlling instruments
50. Research, development and testing services
51. Resources production and extraction
52. Stenographic services and other duplicating and mailing services
53. Surgical, medical and dental instruments
54. Technical training facilities
55. X-ray apparatus and tubes: medical, industrial, research and control

D. Additional Conditional Uses. In addition to those conditional uses authorized under subsection C above, the following uses may be allowed in the SP-RP District if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040, except they may be free standing conditional uses and not accessory to any allowed principal uses:

1. Buildings in which any of the commercial uses listed in B and C, above, occupy the ground floor.

2. Eating places with indoor seating capacity in which sales of prepared foods, meals and non-alcoholic beverages constitute at least 50% of the establishment's gross income and which do not include drive-through or drive-in facilities.

Part XIII. The “SP-PKG, Parking Support District” subsection 24.06.080 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced with the following:

- A. Purpose. The SP-PKG district is primarily intended to accommodate off-street parking areas bordering the C (commercial) district while protecting nearby residential areas from adverse impacts associated with spillover parking into residential neighborhoods.
- B. Uses. At-grade and below-grade, accessory and non-accessory parking of private vehicles and commercial vehicles with a maximum rated capacity of 3/4 ton are the only uses permitted in the SP-PKG district.
- C. Regulations.
  1. No part of any parking lot, except fencing and landscaping, may be located within 7 feet of any lot line adjoining an R-zoned lot, nor may any motor vehicle be parked or located less than 7 feet from any street line nor less than 10 feet from any residential dwelling. See Section 8.44 for additional requirements.
  2. Parking lots may not be used for vehicle repair work or servicing of any kind, or for the sale, display, demonstration, or advertising of merchandise or service of any kind or for the storage of motor vehicles, mechanical equipment or materials. Signs containing a commercial message are prohibited.
  3. Buildings above grade are not permitted in the SP-PKG district.
  4. Landscaping, screening, lighting and fencing must be designated on the approved site plan with respect to size, type and specifications and must be replaced with identical stock or materials which are acceptable substitutes upon approval of the board of public works when damage or deterioration should occur.

Part XIV. The “MID, Midtown Districts” subsection 24.06.085 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying the following subsections D-K:

- D. Building Types. Uses are allowed in the MID districts in accordance with Table 24-2. The regulations governing allowed building types are presented in Sec. 24.06.085-F. through Sec. 24.06.085-L.

<b>TABLE 24-2 ALLOWED BUILDING TYPES</b>			
<b>Building Types</b>	<b>MID Districts</b>		
	<b>RES</b>	<b>TRN</b>	<b>MIX</b>
P = permitted - = prohibited			
Detached house	P	P	-
Semi-detached house	P	P	-

Two-unit house	P	P	-
Three-unit house / Four-unit house	P	P	P
Cottage Courts	P	P	-
Live-Work	-	P	P
Attached house	P	P	P
Commercial house	-	P	-
Multi-unit Residential Building, 5-12 units	P	P	P
Multi-unit Residential Building, 13+ units	-	P	P
Commercial building	-	P	P
Vertical mixed-use building	-	P	P
Public or civic building	P	P	P

E. Other Regulations. Uses and development in MID districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

1. Accessory Uses and Structures. See Chapter 24.10.
2. Temporary Uses. See Sec. 24.10.080.
3. Parking and Loading. See Chapter 24.11.
4. Landscaping and Screening. See Chapter 24.12.
5. Nonconformities. See Chapter 24.15.
6. Additional Regulations. Additional MID district-specific regulations are presented in Sec. 24.06.085-M through Sec. 24.06.085-U.

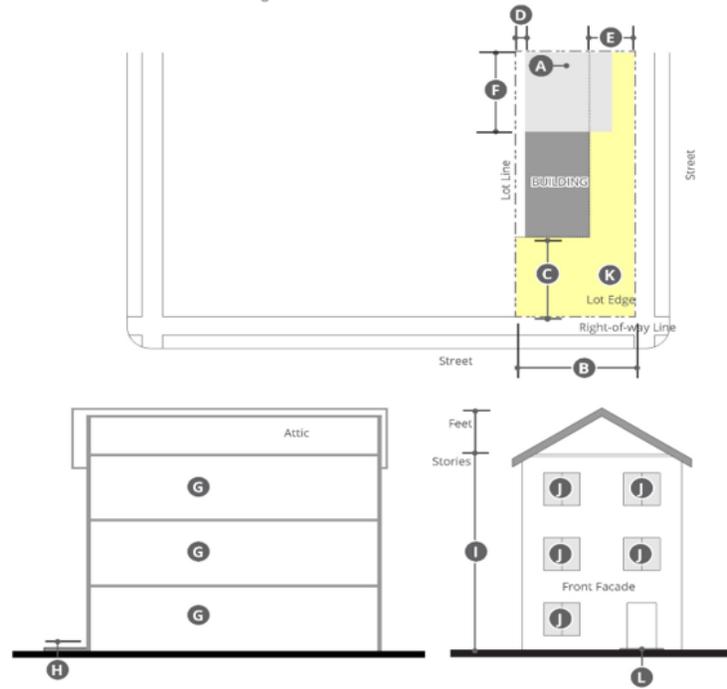
F. Detached, Two-Unit, and Three-/Four-Unit House; Cottage Court Regulations. Detached houses, two-unit houses, three-/four-unit houses, and cottage courts are subject to the regulations of Table 24-3. See also Figure 24-1, which is keyed to the letter symbols in the first column of the table.

<b>TABLE 24-3 DETACHED, TWO-UNIT, THREE-UNIT /FOUR-UNIT HOUSES; COTTAGE COURTS</b>		<b>MID-RES MID-TRN MID-MIX</b>	<b>Supplemental</b>
<b>1. Lot</b>			
<b>A</b>	Minimum Lot Area (square feet)	6,000	

<b>B</b>	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60	
<b>2. Principal Building Siting</b>			
<b>C</b>	Minimum Front Setback (feet)	25	
<b>D</b>	Minimum Interior Side Setback (one side/both sides, feet)	3/9	
<b>E</b>	Minimum Street Side Setback (% of lot width)	20[1]	
<b>F</b>	Minimum Rear Setback (% of lot depth)	20[2]	
<b>3. Accessory Building Siting</b>			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
<b>4. Uses</b>			
<b>G</b>	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030	
<b>5. Building Coverage</b>			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	37 42	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
<b>6. Building Height</b>			Sec. 24.06.085-M
<b>H</b>	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
<b>I</b>	Maximum Principal Building Height (feet)	35	

<b>I</b>	Maximum Accessory Building Height (feet)	16[4]	
<b>7. Building Facade</b>			
<b>J</b>	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
<b>J</b>	Minimum Street-Side Facade Transparency (%)	5	
<b>8. Lot Edges</b>			
<b>K</b>	Edge Type Required	Landscape	Sec. 24.06.085-P
<b>L</b>	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q
<p>Table 24-3 Notes</p> <p>[1] Not required to exceed 15 feet.</p> <p>[2] Minimum 15 feet; not required to exceed 25 feet.</p> <p>[3] Not to exceed 720 square feet.</p> <p>[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.</p>			

**Figure 24-1. Detached, Two-Unit, and Three-Unit/Four-Unit Houses**



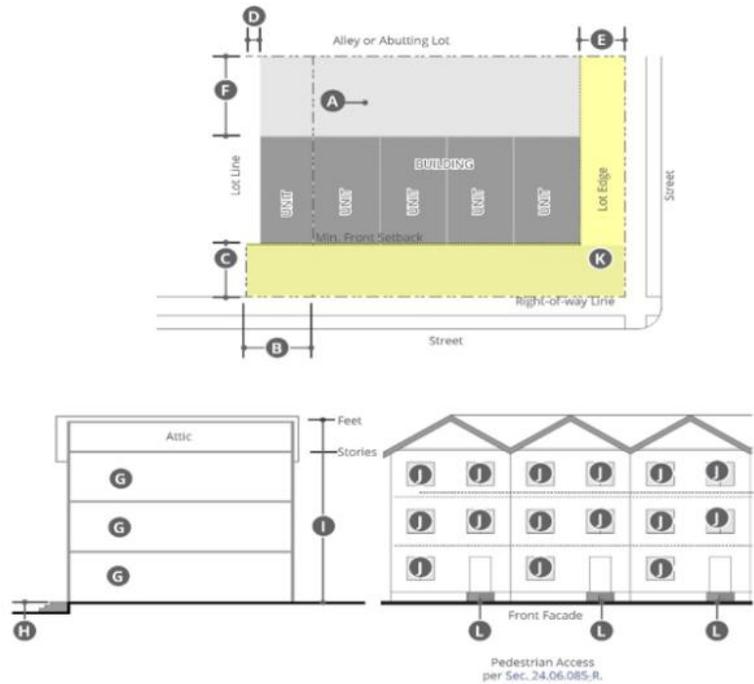
G. Semi-Detached and Attached House Regulations. Semi-Detached Houses and Attached houses are subject to the regulations of Table 24-4. See also Figure 24-2, which is keyed to the letter symbols in the first column of the table.

<b>TABLE 24-4 SEMI-DETACHED AND ATTACHED HOUSES</b>		<b>MID-RES MID-TRN MID-MIX</b>	<b>Supplemental</b>
<b>1. Lot</b>			
<b>A</b>	Minimum Lot Area (square feet)		
	Semi-Detached Houses Attached Houses	3,000 2,000	
<b>B</b>	Minimum Lot Width (feet)		
	Semi-Detached Houses Attached Houses	30 20	

<b>2. Principal Building Siting</b>			
<b>C</b>	Minimum Front Setback (feet)	25	
<b>D</b>	Minimum Interior (non-street) Side Setback (feet)	0[1]	
<b>E</b>	Minimum Street Side Setback (% of lot width)	20	
<b>F</b>	Minimum Rear Setback (% of lot depth)	20[2]	
<b>3. Accessory Building Siting</b>			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
<b>4. Uses</b>			
<b>G</b>	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030	
<b>5. Building Coverage</b>			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot	50	
	Corner Lot	60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
<b>6. Building Width</b>			
	Maximum Number of Attached Units	8	
<b>7. Building Height</b>			Sec. 24.06.085-M

<b>H</b>	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
<b>I</b>	Maximum Principal Building Height (feet)	35	
<b>I</b>	Maximum Accessory Building Height (feet)	16[4]	
<b>8. Building Facade</b>			
<b>J</b>	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
<b>J</b>	Minimum Street-Side Facade Transparency (%)	5	
<b>9. Lot Edges</b>			
<b>K</b>	Edge Type Required	Landscape	Sec. 24.06.085-P
<b>L</b>	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q
<p>Table 24-4 Notes</p> <p>[1] End units subject to minimum 4.5-foot interior side setback.</p> <p>[2] Minimum 15 feet; not required to exceed 25 feet.</p> <p>[3] Not to exceed 720 square feet.</p> <p>[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.</p>			

**Figure 24-2. Semi-detached and Attached Houses**



H. Commercial House and Live-Work Regulations. Commercial houses are former detached houses that have been converted for occupancy by nonresidential principal uses, such as offices or retail shops. Commercial houses and live-work units are subject to the regulations of Table 24-5. See also Figure 24-3, which is keyed to the letter symbols in the first column of the table.

<b>TABLE 24-5 COMMERCIAL HOUSES AND LIVE-WORK UNITS</b>		<b>MID-TRN MID-MIX</b>	<b>Supplemental</b>
<b>1. Lot</b>			
<b>A</b>	Minimum Lot Area (square feet)	6,000	
<b>B</b>	Minimum Lot Width (feet)		
	Interior Lot	50	
	Corner Lot	60	
<b>2. Principal Building Siting</b>			
<b>C</b>	Minimum Front Setback (feet)	25	
<b>D</b>	Minimum Interior Side Setback (one side/both sides, feet)	3/9	

<b>E</b>	Minimum Street Side Setback (% of lot width)	20[1]	
<b>F</b>	Minimum Rear Setback (% of lot depth)	20[2]	
<b>3. Accessory Building Siting</b>			
	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
<b>4. Uses</b>			
<b>G</b>	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030	
<b>G</b>	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030	
<b>5. Building Coverage</b>			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot	50	
	Corner Lot	60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
<b>6. Building Height</b>			Sec. 24.06.085-M
<b>H</b>	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
<b>I</b>	Maximum Principal Building Height (feet)	35	
<b>I</b>	Maximum Accessory Building Height (feet)	16[4]	
<b>7. Building Facades</b>			
<b>J</b>	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
<b>J</b>	Minimum Street-Side Facade Transparency (%)	5	

8. Lot Edges			
<b>K</b>	Edge Type Required		Sec. 24.06.085-P
<b>L</b>	Edge Element Required		Sec. 24.06.085-Q

Table 24-5 Notes

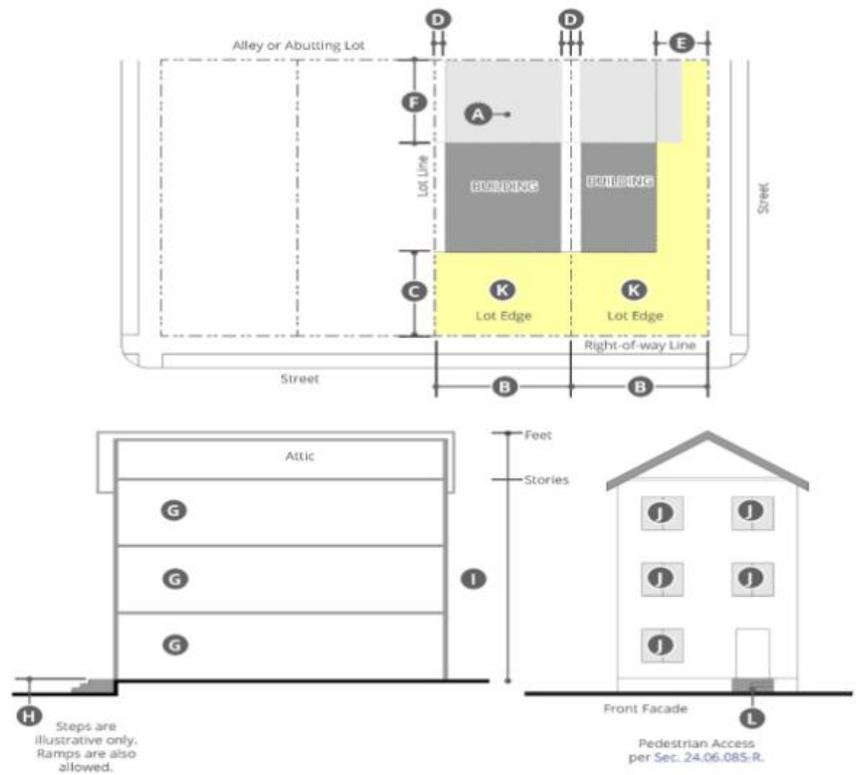
[1] Not required to exceed 15 feet.

[2] Minimum 15 feet; not required to exceed 25 feet.

[3] Not to exceed 720 square feet.

[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

**Figure 24-3. Commercial House and Live-Work**



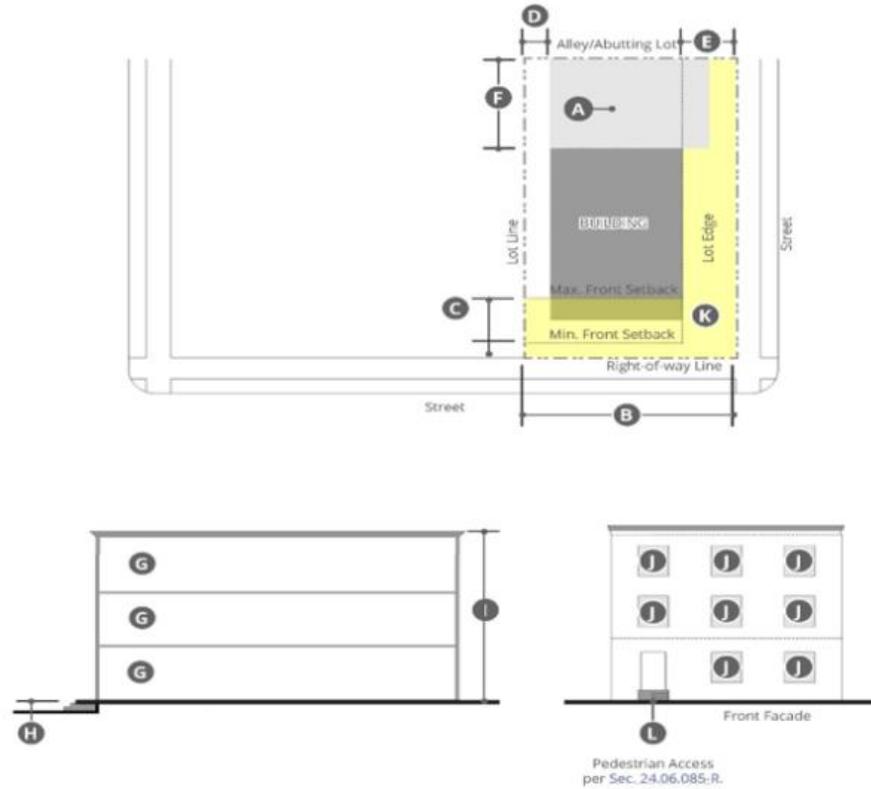
I. Multi-Unit Residential Building Regulations. Multi-unit residential buildings (as defined in Sec. 24.08.020.A.5) are subject to the regulations of Table 24-6. See also Figure 24-4, which is keyed to the letter symbols in the first column of the table.

<b>TABLE 24-6 MULTI-UNIT RESIDENTIAL BUILDINGS</b>		<b>MID-RES</b>	<b>MID-TRN MID-MIX</b>	<b>Supplemental</b>
<b>1. Lot</b>				
<b>A</b>	Minimum Lot Area (square feet)	6,000	6,000	
<b>B</b>	Minimum Lot Width (feet)			
	Interior Lot	50	50	
	Corner Lot	60	60	
<b>2. Principal Building Siting</b>				
<b>C</b>	Minimum Front Setback (feet)	25	10	
<b>C</b>	Maximum Front Setback (feet)	30	30	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	75	75	
<b>D</b>	Minimum Interior Side Setback (one side/both sides, feet)	3/9	3/9	
<b>E</b>	Minimum Street Side Setback (% of lot width)	20[1]	20[1]	
<b>F</b>	Minimum Rear Setback (% of lot depth)	20[2]	20[2]	
<b>3. Accessory Building Siting</b>				
	Minimum Rear and Interior Side Setback (feet)	1.5	1.5	

	Minimum Alley Setback (feet)	5	5	
<b>4. Uses</b>				
<b>G</b>	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030		
<b>5. Building Coverage</b>				
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)			
	Interior Lot	50	50	
	Corner Lot	60	60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	12[3]	
<b>6. Building Width</b>				
	Maximum Building Width (feet)	85	No Max.	
<b>7. Building Height</b>				Sec. 24.06.085-M
<b>H</b>	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	0 to 4	
<b>I</b>	Maximum Principal Building Height (feet)	45	45	
<b>I</b>	Maximum Accessory Building Height (feet)	16[4]	16[4]	
<b>8. Building Façade</b>				
<b>J</b>	Minimum Front Façade Transparency	20	20	Sec. 24.06.085-O

<b>J</b>	Minimum Street-Side Facade Transparency	5	5	
<b>9. Lot Edges</b>				
<b>K</b>	Edge Type Required	Landscape		Sec. 24.06.085-P
<b>L</b>	Edge Element Required	Porch or Stoop		Sec. 24.06.085-Q
<p>Table 24-6 Notes</p> <p>[1] Not required to exceed 15 feet.</p> <p>[2] Minimum 15 feet; not required to exceed 25 feet.</p> <p>[3] Not to exceed 720 square feet.</p> <p>[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.</p>				

**Figure 24-4 Multi-Unit Residential Building**



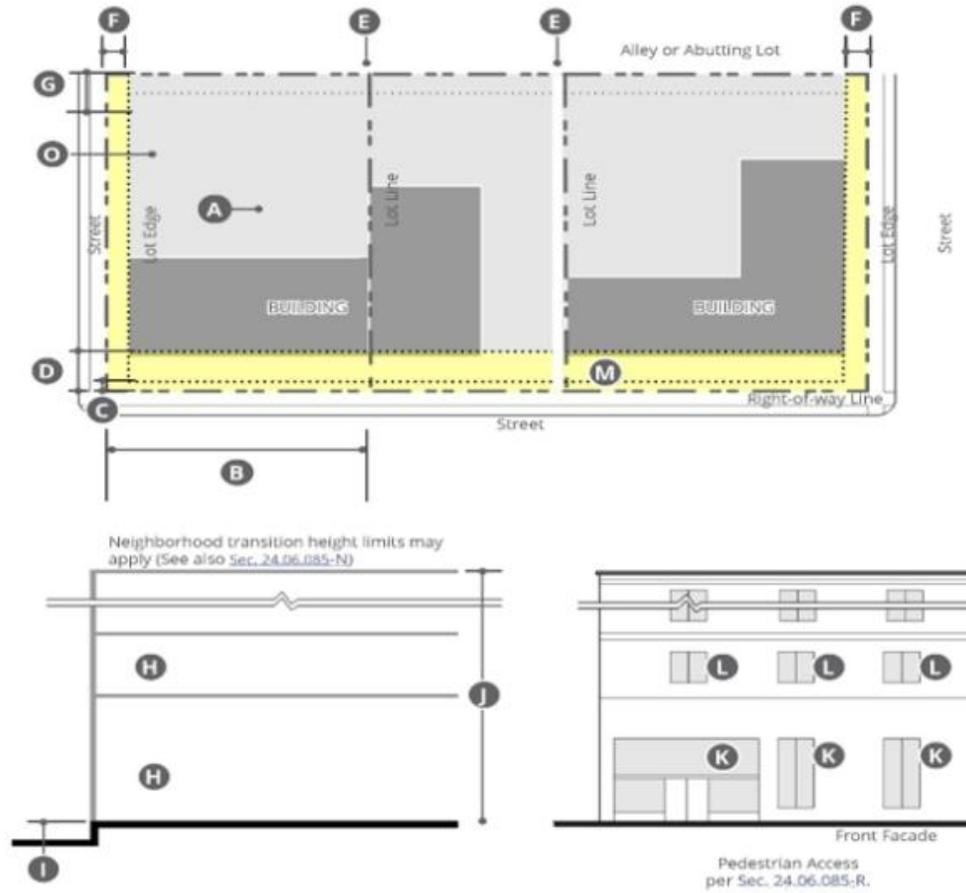
J. Commercial Building Regulations. Commercial buildings are subject to the regulations of Table 24-7. See also Figure 24-5, which is keyed to the letter symbols in the first column of the table. Commercial buildings are buildings occupied by nonresidential uses in all stories of the building.

<b>TABLE 24-7 COMMERCIAL BUILDINGS</b>		<b>MID-TRN</b>	<b>MID-MIX</b>	<b>Supplemental</b>
<b>1. Lot</b>				
<b>A</b>	Minimum Lot Area (square feet)	6,000	6,000	
<b>B</b>	Minimum Lot Width (feet)	50	50	
<b>2. Principal Building Siting</b>				
<b>C</b>	Minimum Front Setback (feet)	10	5	
<b>D</b>	Maximum Front Setback (feet)	25	10	

	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	70	
<b>E</b>	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
<b>F</b>	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
<b>G</b>	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
<b>3. Accessory Building Siting</b>				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
<b>4. Uses</b>				
<b>H</b>	All Stories	Any use allowed by 24.07.030		
<b>5. Building Coverage</b>				
	Maximum Building Coverage (% of lot area)	75	75	
<b>6. Building Height</b>				
				Sec. 24.06.085-M
<b>I</b>	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 3	0 to 3	
<b>J</b>	Maximum Principal Building Height (stories/feet)	3/42	3/42	Sec. 24.06.085-N
<b>J</b>	Maximum Accessory Building Height (feet)	20	20	
<b>7. Building Façade</b>				
<b>K</b>	Minimum Front Façade Transparency			Sec. 24.06.085-O

<b>L</b>	Ground Story	50	60	
	Upper Stories (above first)	15	20	
	Minimum Street-Side Facade Transparency All Stories	15	15	
<b>8. Lot Edges</b>				
<b>M</b>	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		
<p>Table 24-7 Notes</p> <p>[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.</p> <p>[2] Not required to exceed 15 feet.</p> <p>[3] Minimum 15 feet; not required to exceed 25 feet.</p>				

**Figure 24-5. Commercial Building**



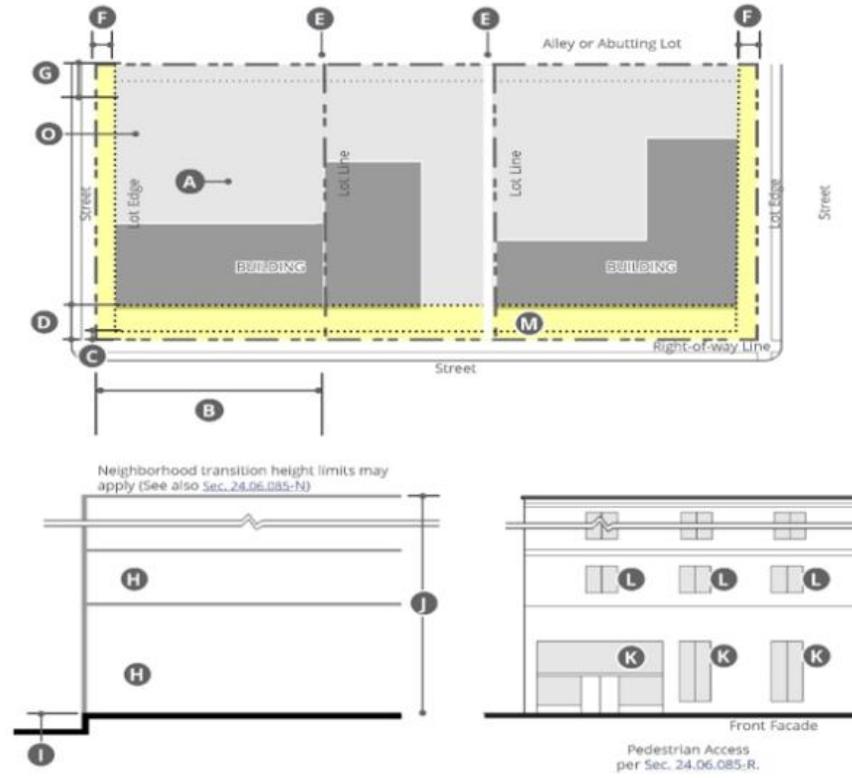
K. Vertical Mixed-use Building Regulations. Vertical mixed-use buildings (as defined in Sec. 24.08.020.A.6) are subject to the regulations of Table 24-8. See also Figure 24-6, which is keyed to the letter symbols in the first column of the table.

<b>TABLE 24-8 VERTICAL MIXED-USE BUILDINGS</b>		<b>MID-TRN</b>	<b>MID-MIX</b>	<b>Supplemental</b>
<b>1. Lot</b>				
<b>A</b>	Minimum Lot Area (square feet)	6,000	6,000	
<b>B</b>	Minimum Lot Width (feet)	50	50	
<b>2. Principal Building Siting</b>				
<b>C</b>	Minimum Front Setback (feet)	10	5	

<b>D</b>	Maximum Front Setback (feet)	25	10	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	80	
<b>E</b>	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
<b>F</b>	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
<b>G</b>	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
<b>3. Accessory Building Siting</b>				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
<b>4. Uses</b>				
<b>H</b>	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030 [4]		
<b>I</b>	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030		
<b>5. Building Coverage</b>				
	Maximum Building Coverage (% of lot area)	75	75	
<b>6. Building Height</b>				
<b>J</b>	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 1.5	0 to 1.5	
<b>K</b>	Minimum Ground Story Height (floor-to-floor/feet)	14	14	
<b>L</b>	Minimum Principal Building Height (stories)	2	2	
<b>L</b>	Maximum Principal Building Height (feet)	45	45	Sec. 24.06.085-N

<b>L</b>	Maximum Accessory Building Height (feet)	20	20	
<b>7. Building Facade</b>				
<b>M</b>	Minimum Front Facade Transparency			Sec. 24.06.085-O
<b>N</b>	Ground Story	55	70	
	Upper Stories (above first)	20	25	
	Minimum Street-Side Facade Transparency All Stories	15	15	
<b>8. Lot Edges</b>				
<b>O</b>	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		
<p>Table 24-8 Notes</p> <p>[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.</p> <p>[2] Not required to exceed 15 feet.</p> <p>[3] Minimum 15 feet; not required to exceed 25 feet.</p> <p>[4] Residential dwelling units may be located in the ground-story but not within 20 feet of a North Avenue-facing building facade.</p>				

**Figure 24-6. Vertical Mixed-Use Building**



Part XV. The “Allowed Uses” section 24.07 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

**24.07.010 General**

Principal uses are allowed in residential, commercial and industrial zoning districts in accordance with use table of Section 24.07.030.

**24.07.020 Understanding The Use Table**

- A. Use Classification System. For the purpose of this zoning ordinance, uses are classified into use categories and subcategories. These are described and defined in Chapter 24.08. Use categories and subcategories are identified in the first column of the use tables. In some cases, specific use types are listed in addition to the use categories and subcategories.
- B. Permitted Uses. Uses identified with a "P" in the use tables are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this zoning ordinance.
- C. Conditional Uses. Uses identified with a "C" in the use table may be allowed if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040. Conditional uses are subject to compliance with any use-specific standards identified in the final column of the table and with all other applicable regulations of this zoning ordinance.
- D. Prohibited Uses. Uses identified with an "-" are expressly prohibited. Uses that are not listed in the use table are also prohibited.
- E. Use Standards. The "standards" column of use table identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.
- F. Accessory Uses. Uses classified as accessory uses, such as home occupations, are not included in the use table. Customary accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of Chapter 24.10.
- G. Overlay Districts. Some areas may be subject to an overlay district that establishes additional or alternative use standards, as specified in Chapter 24.05.

**24.07.030 Use Table**

The following table identifies principal uses allowed in residential, commercial and industrial zoning districts. See Section 24.07.020 for information about how to interpret the use table.

USE CATEGORY	DISTRICTS																					
	G R	S R	N R	M R	LD M	MD M	CO[ 5]	C1[ 5]	C2[ 5]	M1[ 5]	M 2	SP- CO N	SP - PO S	SP - PU B	SP - IN S	SP- ME D	SP- RP[ 1]	SP- PK G	MI D- RE S	MI D- TR N	MI D- MI X	USE REGULAT IONS
<b>RESIDENTIAL</b>																						
<b>Household Living</b>																						
- Detached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	
- Semi-detached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.020A
- Two-unit House	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.020B
- Three-Unit/Four-Unit House	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	24.09.020C
- Cottage Court	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.020D
- Attached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	P	24.09.020A
- Multi-unit Residential Building, 5-12 units	-	-	-	P	P	P	P	P	P	-	-	-	-	-	P	-	P	-	P	P	P	

- Multi-unit Residential Building, 13+ units	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	P	-	-	P	P	
- Mixed-use Building, Vertical	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	-	-	P	P	
- Mixed-use, Horizontal	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
- Educational Facility Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	24.06.060C
- Live-Work Unit	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	24.09.020E
<b>Group Living</b> (except as indicated below)	-	-	-	-	C	C	-	P	C	-	-	-	-	-	-	C	C	-	-	C	P	C	
- Adult Family Home	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.010
- Community Living Arrangement	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.040
- Foster Home/Treatment Foster Home	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-	C	C	-	-	P	C	-	24.09.060
<b>PUBLIC/CIVIL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>LD M</b>	<b>MD M</b>	<b>CO[ 5]</b>	<b>C1[ 5]</b>	<b>C2[ 5]</b>	<b>M1[ 5]</b>	<b>M 2</b>	<b>SP-CO N</b>	<b>SP - PO S</b>	<b>SP - PU B</b>	<b>SP - IN S</b>	<b>SP-ME D</b>	<b>SP-RP[ 1]</b>	<b>SP-PK G</b>	<b>MI D-RE S</b>	<b>MI D-TR N</b>	<b>MI D-MI X</b>	<b>USE REGULATIONS</b>	
<b>College/University</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
<b>Day Care</b>																							
- Home-Based—Up to 8 children or adults	P	P	P	P	P	P	P	P	P	P	-	-	-	C	-	C	C	-	-	P	P	P	

- More than 8 children or adults [7]	C	C	C	C	C	C	C	C	C	-	-	-	C	-	C	C		-	-	C	C	
<b>Detention and Correctional Facilities</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C		-	-	-	-	
<b>Fraternal, Labor, Membership Organization</b>	-	-	-	-	-	-	-	P	P	P	-	-	-	-	P	-		-	-	P	P	
<b>Hospital</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P		-	-	-	-	
<b>Library/Cultural Exhibit</b>	-	P	P	P	P	P	P	P	P	-	-	C	C	-	C	C		-	P	P	P	
<b>Park/Recreation/Open Space</b> (except as indicated below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C		-	-	-	-	
- Community or Recreation Center	-	C	C	C	C	C	-	C	P	-	-	C	P	C	C	C		-	C	C	P	
-General Recreation Park/Playground		C	C	C	C	C	-	-	-	-	-	P	P	P	C	C		-	C	-	-	
- Golf Course (min. 5,000 yards)	-	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C		-	C	-	-	
- Swimming Pool	-	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C		-	C	-	-	
- Tennis Court	C	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C		-	C	-	-	
<b>Religious Assembly</b>	C	C	C	C	C	C	-	P	P	C	-	-	-	-	C	C		-	C	C	C	
<b>Government or Safety Services</b>	C	C	C	C	C	C	C	C	C	P	P	-	-	P	C	C		-	C	C	C	

<b>School</b>	-	P	P	P	P	P	P	P	P	-	-	-	P	P	-	P	P		-	P	P	-	
<b>Utilities &amp; Services</b>	-	C	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		-	P	P	P	
- Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		-	C	C	C	
<b>COMMERCIAL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>LD M</b>	<b>MD M</b>	<b>CO[ 5]</b>	<b>C1[ 5]</b>	<b>C2[ 5]</b>	<b>M1[ 5]</b>	<b>M 2</b>	<b>SP- CO N</b>	<b>SP - PO S</b>	<b>SP - PU B</b>	<b>SP - IN S</b>	<b>SP- ME D</b>	<b>SP- RP[ 1]</b>	<b>SP- PK G</b>	<b>MI D- RE S</b>	<b>MI D- TR N</b>	<b>MI D- MI X</b>	<b>USE REGULAT IONS</b>	
<b>Animal Services</b>																							
- Sales & Grooming	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-		-	-	P	P	
- Shelter or Boarding Kennel	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-		-	-	-	-	
- Veterinary	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-		-	-	P	P	
<b>Artist Work or Sales Space</b>	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-		-	-	P	P	
<b>Building Maintenance Service</b>	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-		-	-	-	P	
<b>Business Equipment Sales &amp; Service</b>	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-		-	-	P	P	
<b>Business Support Service</b>	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-		-	-	-	P	

- Trade/Vocational/Technical School	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	-	-	-	P		
<b>Communication Service Establishments</b>	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	P	P	
<b>Construction Sales &amp; Service</b>	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	P	
<b>Eating &amp; Drinking Establishments [3]</b>																						
- Restaurant	-	-	-	-	-	-	C	C	C	-	-	-	C	-	-	C		-	-	C	C	
- Bar or Tavern	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-		-	-	C	C	
<b>Entertainment &amp; Spectator Sports</b> (except as indicated below)	-	-	-	-	-	-	-	C	C	-	-	-	-	C	-	-		-	-	C	C	
- Amphitheater	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Aquarium or Planetarium	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Auditorium	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
- Stadium and Athletic Fields (accessory to schools only in R districts)	-	C	C	C	C	C	C	C	-	-	-	-	C	C	-	-		-	C	C	-	
<b>Financial Services</b> (except as indicated below)	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-		-	-	P	P	

- Convenient Cash Business	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	24.09.050	
<b>-Food &amp; Beverage Retail Sales</b>																						
- Grocery Store	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	P	P	
- Liquor/Wine/Beer Store	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	-	C	C	
- Carry-out Only	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	P	P	
<b>Funeral &amp; Interment Services</b>																						
- Cemetery/Columbarium/Mausoleum	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	
- Cremating	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	-	
- Undertaking/Funeral Services	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	P	P	
<b>Lodging</b>																						
- Bed & Breakfast	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	C	C	-	24.09.030
- Hotel/Motel	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-	C	C	
- Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	

<b>Office, Administrative, Professional</b>	-	-	-	-	-	-	P	P	P	P	P	-	-	P	-	P		-	-	P	P	
- Government/ School District Offices	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P		-	-	P	P	
<b>Office or Clinic, Medical</b>	-	-	-	-	-	-	P	P	P	-	C	-	-	-	P	P		-	-	P	P	
<b>Parking, Non-Accessory</b>	-	-	-	-	-	-	-	C	P	P	P	-	-	P	-	C		P	-	C	P	24.06.080B
<b>Personal Improvement Service</b>	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-		-	-	P	P	
<b>Repair or Laundry Service, Consumer</b>	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-		-	-	P	P	
<b>Research Service</b>	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P		-	-	P	P	
<b>Retail Sales</b> (except as indicated below)	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
-Antiques, Resale Shops, Second-hand Merchandise	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	6.55
- Cigarette, Cigar, Tobacco, Vape, or E-Cigarette Store	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-		-	-	-	-	24.09.120
- Cigarette & Tobacco Product Sales (ancillary)	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-		-	-	P	P	
- Large-Format Retail	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		-	-	-	-	24.09.090
<b>Sports &amp; Recreation, Participant</b>																						

- Indoor	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P		-	-	P	P	
- Outdoor	-	-	-	-	-	-	-	-	C	C	P	P	-	-	-	-	C		-	-	C	C	
<b>Vehicle Sales &amp; Service</b>																							
- Auto Wash/Cleaning Service	-	-	-	-	-	-	-	-	-	C	P	P	-	-	P	-	-		-	-	-	-	7.46.120
- Auto Fueling Station	-	-	-	-	-	-	-	-	-	C	P	P	-	-	P	-	-		-	-	-	C	
- Heavy Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
- Light Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-		-	-	-	-	6.72
- Motor Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-		-	-	-	-	
- Motor Vehicle Repair, General	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-		-	-	-	-	
- Vehicle Storage & Towing	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-		-	-	-	-	
<b>INDUSTRIAL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>LD M</b>	<b>MD M</b>	<b>CO[ 5]</b>	<b>C1[ 5]</b>	<b>C2[ 5]</b>	<b>M1[ 5]</b>	<b>M 2</b>	<b>SP-CO N</b>	<b>SP - PO S</b>	<b>SP - PU B</b>	<b>SP - IN S</b>	<b>SP-ME D</b>	<b>SP-RP[ 1]</b>	<b>SP-PK G</b>	<b>MI D-RE S</b>	<b>MI D-TR N</b>	<b>MI D-MI X</b>	<b>USE REGULATIONS</b>	
<b>Manufacturing &amp; Industrial Services, Artisan</b>	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	-		-	-	P	P		

<b>Manufacturing &amp; Industrial Services, Limited</b>	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	-	-
<b>Manufacturing &amp; Industrial Services, General</b>	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
<b>Manufacturing &amp; Industrial Services, Intensive</b>	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
<b>-Recycling Service</b>																						
- Limited	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	-
- General	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-
<b>Residential Storage Warehouses</b>	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
<b>-Warehousing, Wholesaling &amp; Freight Movement</b>																						
- Limited	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	-	-
- General	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	-	-
<b>Waste-Related Use</b>	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	-	-	-	-	-
<b>AGRICULTURAL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>LD M</b>	<b>MD M</b>	<b>CO[ 5]</b>	<b>C1[ 5]</b>	<b>C2[ 5]</b>	<b>M1[ 5]</b>	<b>M 2</b>	<b>SP- CO N</b>	<b>SP - PO S</b>	<b>SP - PU B</b>	<b>SP - IN S</b>	<b>SP- ME D</b>	<b>SP- RP[ 1]</b>	<b>SP- PK G</b>	<b>MI D- RE S</b>	<b>MI D- TR N</b>	<b>MI D- MI X</b>	<b>USE REGULAT IONS</b>

<b>Apiary</b>	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
<b>Community Garden</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-	P	P	P	-	-
<b>Farmer's Market</b>	C	C	C	C	C	C	P	P	P	P	P	-	P	P	P	P	-	-	C	P	P	-	-
<b>Nurseries &amp; Greenhouses</b>	-	-	C	-	-	-	-	-	P	P	-	C	C	P	C	C	-	-	-	-	P	-	-
<b>MISCELLANEOUS</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>LD M</b>	<b>MD M</b>	<b>CO[ 5]</b>	<b>C1[ 5]</b>	<b>C2[ 5]</b>	<b>M1[ 5]</b>	<b>M 2</b>	<b>SP- CO N</b>	<b>SP - PO S</b>	<b>SP - PU B</b>	<b>SP - IN S</b>	<b>SP- ME D</b>	<b>SP- RP[ 1]</b>	<b>SP- PK G</b>	<b>MI D- RE S</b>	<b>MI D- TR N</b>	<b>MI D- MI X</b>	<b>USE REGULAT IONS</b>	
<b>Wireless Communication Facilities</b>																							
- Co-located	[2 ]	[2 ]	[2 ]	[2]	[2]	[2]	[2]	P	P	P	P	-	-	P	-	-	-	-	[2]	P	-	24.09.110	
- Freestanding	[2 ]	[2 ]	[2 ]	[2]	[2]	[2]	[2]	[2]	[2]	P	P	-	-	P	-	-	-	-	[2]	[2]	[2]	24.09.110	
<b>Drive-through or Drive-in Facilities</b>	-	-	-	-	-	-	C	C[4 ]	C[4 ]	C	C	-	-	-	-	-	-	-	-	-	-	24.11.100	
<b>Helipad</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	

[1] See Section 24.06.070 for a list of permitted and conditional uses in the SP-RP district.

[2] See Section 24.09.110 for additional regulations.

[3] See Section 24.05.020 C.2. In a regional mall, no Conditional Use is required for establishments with no separate entrance or seating.

[4] See Section 24.05.030 B.7. Drive-through or drive-in facilities are prohibited in /NOR overlay. See Section 24.05.020 D for additional /MAY Overlay drive-through or drive-in regulations.

[5] See Subsection 24.03.040 I and 24.04.040 F. - Outdoor storage activities require a Conditional Use.

[6] See Subsection 24.08.040 O.2. "Office or Clinic, Medical" definition.

[7] Only allowed on school or religious assembly properties with a Conditional Use.

Part XVI. The “Residential Use Category” subsection 24.08.020 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

The residential use category includes uses that provide living accommodations to one or more persons.

A. Household Living. Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging. See 24.18.020 for definitions.

Part XVII. The “Public and Civic Use Category” subsection of the Wauwatosa Municipal Code of Ordinances 24.08.030 is hereby amended to modify the following section to read as follows:

I. Government or Safety Services. Public safety services that provide fire, police, life protection, and public works operations, together with customary storage of supplies (indoor and outdoor) and maintenance of necessary vehicles. Typical uses include fire stations, police stations, public works facilities, and ambulance services.

Part XVIII. The “Commercial Use Category” subsection of 24.08.040 of the Wauwatosa Municipal Code of Ordinances is hereby amended to modify the following section to read as follows:

A. Animal Services. The following are animal services use types:

1. Sales & Grooming. Sales and grooming of dogs, cats and similar small animals. Typical uses include pet stores, dog bathing and clipping salons and pet grooming shops.
2. Shelter or Boarding Kennel. An establishment in which more than three domestic animals over the age of three months may be kept for shelter, feed, and care at the direction of the animals’ owners, for compensation, but not within the practice of veterinary medicine under Wis. Stat. 89.02(6). Typical uses include boarding kennels, pet resorts/hotels, dog training centers, doggy or pet day cares and animal rescue shelters.
3. Veterinary. Typical uses include pet clinics, dog and cat hospitals and animal hospitals.

Part XIX. The “Supplementary Use Regulations” Index 24.09 of the Wauwatosa Municipal Code of Ordinances is hereby amended to read as follows:

24.09.010 Adult Family Home

24.09.020 Residential Uses

24.09.030 Bed And Breakfast

24.09.040 Community Living Arrangements

24.09.050 Convenient Cash Businesses

24.09.060 Foster Home Or Treatment Foster Home

24.09.070 (RESERVED)

24.09.080 Community Garden

24.09.090 Large-Format Retail Developments

24.09.100 Sexually Oriented Businesses

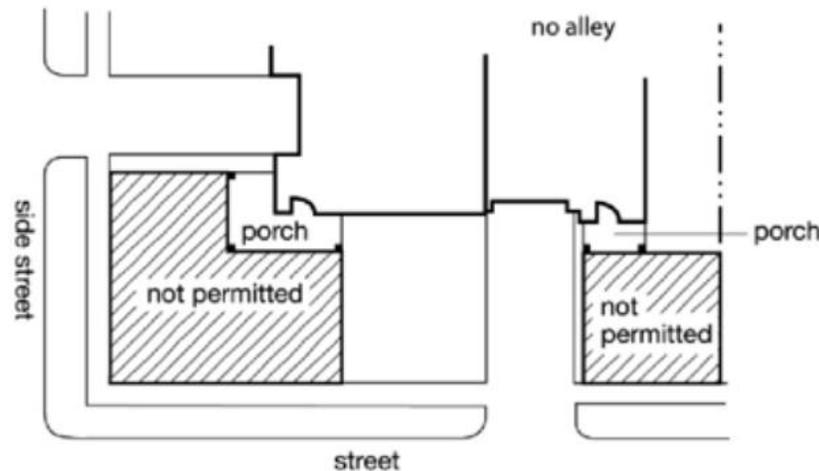
24.09.110 Wireless Communication Facilities

24.09.120 Cigarette, Cigar, Tobacco, Vape, Or E-Cigarette Stores

Part XX. The “Residential Uses” subsection 24.09.020 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

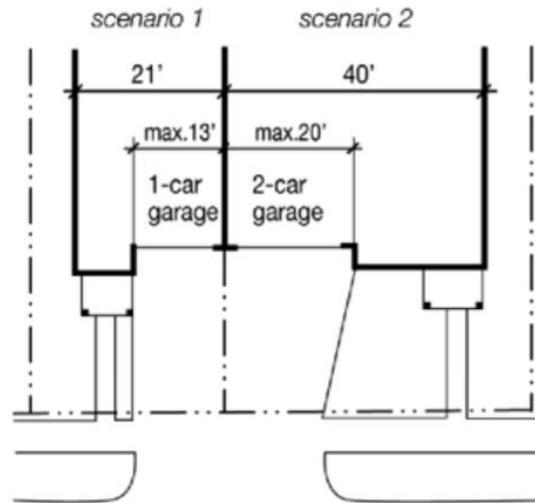
A. Attached and Semi-Detached Houses.

1. Applicability. Attached and semi-detached houses are subject to all applicable regulations of this zoning ordinance except as modified or supplemented by the attached and semi-detached house building regulations of this section.
2. Side Setbacks. No side setback is required for common or abutting walls. Otherwise, the minimum side setback requirements of the subject zoning district apply.
3. Parking and Access.
  - a. Access to parking spaces and garages must be from the alley for all parcels abutting an alley.
  - b. For parcels without alley access, driveways, parking and other vehicular use areas may not be located between the porch or main building entrance and the street.

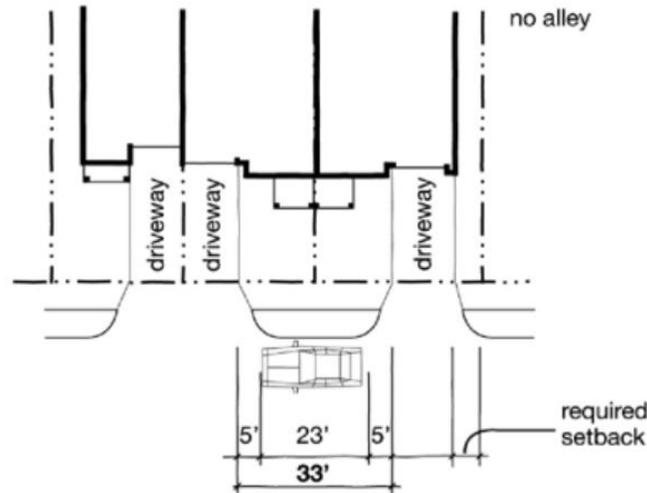


c. When parking is provided in a garage that faces a street, the following standards must be met:

- 1) The garage width may not exceed 50% of the street-facing façade of each attached dwelling unit or 13 linear feet, whichever is greater (see diagram).

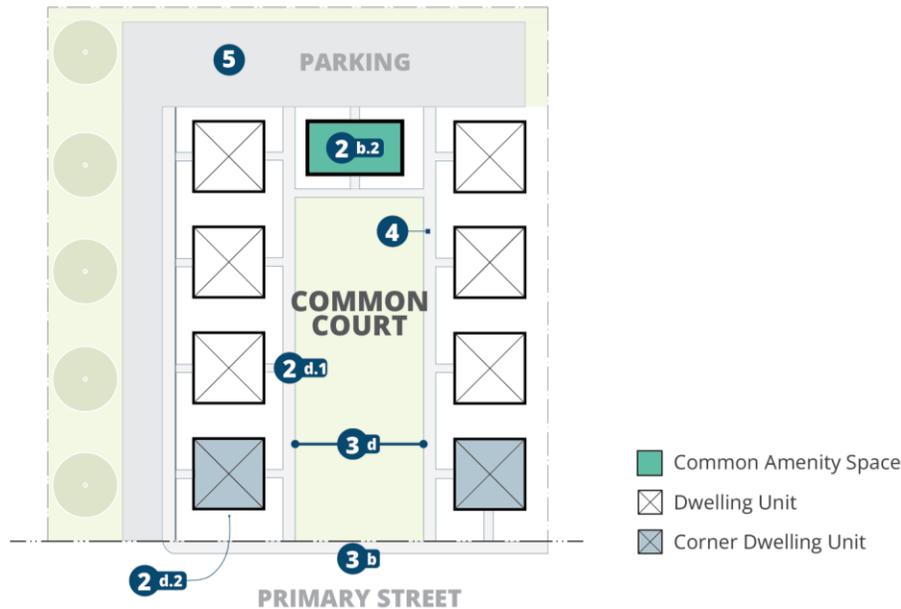


- 2) An attached and semi-detached house structure may have no more than 2 individual garage doors or carport entrances in succession on a street-facing façade.
- 3) Garages and carports must be set back at least 20 feet from all property lines that abut a street. Garages and carports must be recessed as least 4 feet from street-facing façade of the building.
- 4) When garages or carports are paired (abutting), driveways must be combined and centered on the property line between dwelling units providing access to the garages or carports. There must be a minimum of 33 feet distance between single or paired driveways, measured along the front property line, unless otherwise approved by the zoning administrator (see diagram).



- 5) The width of all driveway approaches must meet city engineering standards.

- B. Two-Unit House.
  - 1. All Districts. The primary entrances shall be oriented toward the street frontage.
  - 2. R Districts. Two-unit dwellings shall include a shared front porch or prominent shared entry feature oriented toward the street, designed to reflect the appearance of a detached house.
- C. Three-Unit/Four-Unit House. The primary entrances shall be oriented toward the street frontages.
- D. Cottage Court.
  - 1. Number of Cottage Courts. A maximum of one cottage court shall be allowed per development site.
  - 2. Standards for Cottage Court Units on Individual Lots. If the cottage court buildings are located on individual lots, the minimum size of a cottage court lot shall be 1,500 square feet.
  - 3. Size of Dwelling Units.
    - a. A cottage court building utilized as a dwelling shall have a maximum floor area of 1,800 square feet.
    - b. A cottage court building utilized as a common amenity space shall have a maximum floor area of 4,000 square feet.



- 4. Number of Dwelling Units.
  - a. A maximum of one dwelling unit shall be allowed per building in a cottage court.
  - b. A cottage court development site shall have a minimum of four and a maximum of 16 buildings per site.
  - c. One of the allowed cottage court buildings may be utilized for common amenity space.
- 5. Building Orientation and Design.
  - a. Buildings shall be oriented with their main entrance facing the shared common court open space, except for corner buildings.
  - b. Corner buildings shall be oriented with their main entrance facing either the shared common court open space or the public right of way.
  - c. Buildings shall have a front porch meeting the following standards:

- 1) Width. Eight feet minimum
  - 2) Depth. Six feet minimum
  - 3) Height. Eight feet minimum
6. Permanent Foundation Required. Individual cottage home court buildings shall be affixed to the ground with a permanent foundation.
  7. Common Court Open Space.
    - a. Buildings in a cottage court shall be arranged around a common court.
    - b. The common court shall be open to and visible from the public right of way.
    - c. The common court shall have a minimum area of 2,500 square feet.
    - d. The common court shall have a minimum width of 30 feet as measured from the interior of the pedestrian walkway.
    - e. Required building setbacks do not count as common court open space.
    - f. A maximum of 30 percent of a common court open space may be used for stormwater management if designed as a rain garden or bioswale.
  8. Pedestrian Access.
    - a. A pedestrian walkway with a minimum width of five feet shall connect all buildings to the public right of way, common court open space, and parking areas.
    - b. The pedestrian walkway shall be setback a minimum of six feet from building entrances.
  9. Vehicle Access and Parking.
    - a. Parking and driveways shall be located to the rear of the buildings in a dwelling-cottage/tiny home court.
    - b. Parking shall be accessed by an alley if an alley exists.
    - c. If no alley exists, parking shall be accessed by a single driveway.
    - d. The driveway shall be located either:
      - e. From the secondary street for a corner development site, or
      - f. To the interior side of the buildings on the development site.
  10. Universal Design. A minimum of 5% of units, and no fewer than 2 units per cottage court shall be designed with accessible no-step entries.
- E. Live-Work Unit.
1. Live-work units are not considered home occupations. Home occupations are regulated separately under Section 24.10.020.
  2. The work area shall occupy a maximum of 50 percent of the total unit.
  3. The work area shall be limited to the first or main floor only.
  4. A minimum of one person shall reside and be employed in the live work unit.
  5. A maximum of five people who are not residents of the live work unit may be employed in the work area at any one time.
  6. Allowed nonresidential uses in a live-work unit shall include:
    - a. Artisan Manufacturing,
    - b. General Commercial,
    - c. Office, Administrative, Professional.
    - d. Personal Services, and
    - e. Private Meeting/Recreation/Event Facility.

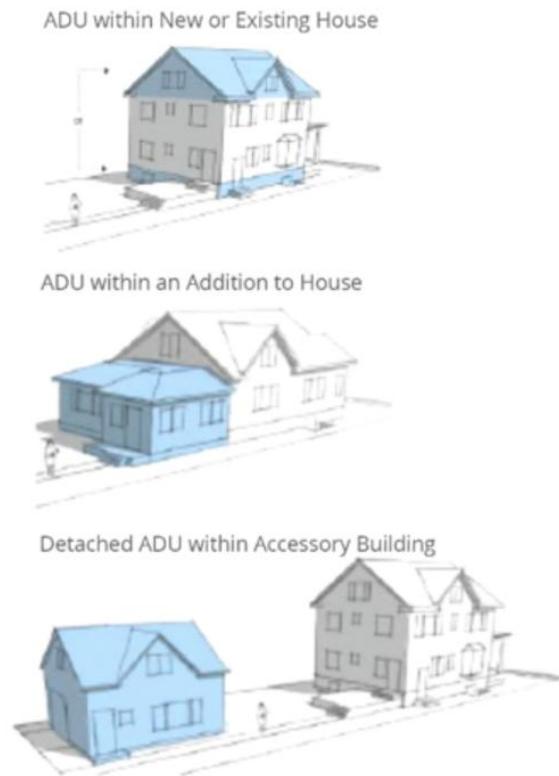
Part XXI. The “Electric Vehicle Charging Stations” subsection 24.10.040 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

- A. General.
  - 1. Private (restricted-access) EV charging stations are permitted as accessory uses in all zoning districts.
  - 2. Public EV charging stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.
- B. Parking.
  - 1. Electric vehicle charging stations may be counted toward satisfying minimum residential off-street parking space requirements.
  - 2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.
  - 3. Multi-unit Residential. Multi-unit developments may qualify for a reduction in the total number of required parking spaces where EV capable spaces are provided. The Zoning Administrator may approve a reduction in required parking proportional to the number of EV capable spaces provided, not to exceed ten percent of the total parking requirement. To qualify for a reduction, the development must meet the following criteria:
    - a. The parking area includes forty or more spaces, and
    - b. At least five percent of the total provided spaces are EV capable, up to a maximum of six EV capable spaces.
- C. Equipment. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.
- D. Usage Fees. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.
- E. Posted Information.
  - 1. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
  - 2. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.
- F. Maintenance. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.

Part XXII. The “Accessory Dwelling Units (ADUS)” subsection 24.10.075 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

- A. Purpose.
  - 1. The accessory dwelling unit regulations of this section are intended to help promote the benefits of accessory dwelling units, while also preserving neighborhood character and promoting predictability and certainty for established neighborhoods.
  - 2. Accessory dwelling units ("ADU") help advance the city's housing and land use goals and policies by:
    - a. Accommodating additional housing units while preserving the character of existing neighborhoods;
    - b. Allowing efficient use of the city's existing housing stock and infrastructure;
    - c. Providing housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs;
    - d. Providing a means for residents to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance; and
    - e. Promoting a broader range of accessible and more affordable housing.
- B. General Regulations for All ADUs. All accessory dwelling units must comply with the regulations of this subsection.

1. Zoning District Regulations. Accessory dwelling units are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this section.
2. Where Allowed. Accessory dwelling units are allowed only on lots occupied by a detached house, semi-detached house, attached house, or a two-unit house.
3. Number. No more than one accessory dwelling unit is allowed per lot.
4. Methods of Creation. An accessory dwelling unit may be created through any of the following methods:
  - a. Converting existing area within the interior of a principal dwelling unit (e.g., attic or basement) to an ADU;
  - b. Adding floor area to an existing dwelling unit to accommodate an ADU;
  - c. Constructing a detached accessory dwelling unit on a parcel with an existing principal dwelling unit;
  - d. Converting space within a detached accessory building; or
  - e. Constructing a new principal dwelling unit with an internal or detached accessory dwelling unit.



5. Location of Entrances. Only one entrance to a principal dwelling unit containing an accessory dwelling unit may be located on a façade that faces a street, unless the principal dwelling unit contained an additional street-facing entrance before the accessory dwelling unit was created. Detached ADUs are exempt from this regulation.
6. Size. The floor area of an ADU may not exceed the gross floor area of the principal dwelling unit on the subject lot (excluding any attached garage), or 1,000 square feet, whichever is less. For purposes of this provision, the following are excluded from the definition of "gross floor area":

- a. Garage areas;
  - b. Basement areas where the ceiling height measured from the floor is less than seven feet; and
  - c. Any other areas of the building where the floor-to-ceiling height is either less than five feet or not accessible by a stairway.
7. Parking. No additional parking is required for an accessory dwelling unit. Existing required parking for the principal dwelling unit must be maintained or replaced on-site.
  8. Building Permit Approval. Before the issuance of a building permit for the construction of any new accessory dwelling unit, plans must be reviewed and approved by the chief building official to determine compliance with all applicable building and life safety codes.
- C. Regulations for New Detached ADUs and Building Additions. The regulations of this subsection apply to all detached buildings and building additions proposed to be occupied by ADUs. These provisions apply only to detached buildings and building additions constructed after June 19, 2019.
1. Exterior Finish Materials. The exterior finish material must be compatible with the exterior finish material of the principal dwelling unit.
  2. Roof Pitch. The roof pitch must be the same as the predominant roof pitch of the principal dwelling unit.
  3. Trim. Trim on edges of elements on the building addition to the principal dwelling unit or the accessory structure occupied by the ADU must be compatible in type, size and location as the trim used on the principal dwelling.
  4. Entrances. Entrances to ADUs occupying detached accessory structures may not face the nearest rear property line unless there is an alley abutting that property line. Entrances may face the nearest side property line, provided there is a minimum setback of five feet from the side property line.
  5. Setbacks. A detached accessory dwelling unit shall not be located in front of the principal dwelling.
  6. Building Separation. A minimum five-foot separation distance shall be maintained between the detached ADU and the principal dwelling. This five-foot separation shall be free of structures except that it may include walkways, patios, decks and similar structures that do not exceed thirty inches in height above finished grade.
  7. Height. Detached accessory dwelling units shall not exceed sixteen feet in height unless constructed above a garage, in which case the height shall not exceed twenty-four feet in height. In all cases, the height of the detached accessory dwelling unit shall not exceed the height of the principal dwelling. The Zoning Administrator may approve a single-story detached accessory dwelling unit with a maximum height of twenty feet, provided the roof pitch matches that of the principal dwelling.
  8. Building Coverage. Maximum building coverage limits for the lot do not apply to detached accessory dwelling units.

XXIII. The “General” subsection 24.11.010 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. Purpose.

1. The regulations of this chapter are intended to ensure that residential developments provide adequate of off-street motor vehicle parking in proportion to their typical demand, while establishing design and access standards for required and provided parking, loading, bicycle, and other transportation access facilities. These regulations are intended to reduce the negative impacts associated with spillover parking into adjacent areas and avoid the negative environmental and visual impacts that can result from excessively large parking lots and other vehicular use areas.
2. The provisions of this chapter are also intended to help protect the public health, safety and general welfare by:
  - a. helping avoid and mitigate traffic congestion;
  - b. encouraging multi-modal transportation options and enhanced pedestrian and cyclist safety;
  - c. providing methods to reduce the amount of impervious surfaces associated with parking areas and to help ensure that sufficient and effective stormwater management measures are incorporated into the parking lot design in order to reduce the environmental impacts of impervious surfaces and stormwater runoff;

d. providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city.

**B. Applicability.**

1. **General.** Unless otherwise expressly stated, the regulations of this chapter apply to all districts and uses.
2. **New Uses and Development.** Unless otherwise expressly stated, the regulations of this chapter apply to all new buildings constructed and all new uses established in all zoning districts.
3. **Enlargements and Expansions.**
  - a. Unless otherwise expressly stated, the regulations of this chapter apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, or other units of measurement used for establishing off-street parking and loading requirements.
  - b. In the case of enlargements or expansions of residential uses triggering requirements for additional parking or loading, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. In other words, there is no requirement to address lawfully existing parking and loading space deficits.
  - c. When an enlargement or/and expansion of a residential use requires a conditional use approval, exceptions to the minimum parking ratios may also be considered. In considering the request, review and decision-making bodies must weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), availability of on-street and nearby parking and other relevant factors that may justify the issuance of the conditional use permit. Review and decision-making bodies may consider, among other factors, the positive impacts that reduced parking ratios may have on economic development, building reuse and neighborhood preservation goals.
4. **Change of Use.**
  - a. When a nonresidential use is converted to a residential use, the new residential use must provide the minimum off-street parking spaces required by Section 24.11.020.
  - b. The land owner may request a reduction in or waiver of minimum required parking ratios through the conditional use process. In considering the request, review and decision-making bodies must weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), on-street and nearby availability of parking and other relevant factors that may justify the issuance of the conditional use permit. Review and decision-making bodies may consider, among other factors, the positive impacts that reduced parking ratios may have on housing, economic development, building reuse, and neighborhood preservation goals.

**C. Exceptions.** The board of public works is authorized to grant exceptions to the parking and loading regulations of this chapter.

Part XXIV. The “Minimum Parking Ratios” subsection 24.11.020 of Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

**A.** Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the following table.

1. **Nonresidential Uses.** There are no minimum off-street motor vehicle parking requirements for nonresidential uses. Any parking that is provided must comply with all other applicable standards of this chapter.
2. **Residential Uses.** Minimum parking ratios for residential uses are as follows:

<b>USE CATEGORY</b>	
Use Subcategory -Specific Use Type	<b>Minimum Motor Vehicle Off-Street Parking Ratio</b>

<b>RESIDENTIAL</b>	
Household Living	
-Detached House	1.0 space per dwelling unit
-Semi-detached House	1.0 space per dwelling unit
-Two-unit Building	1.0 space per dwelling unit
- Three-Unit/Four-Unit House	1.0 space per dwelling unit
- Cottage Court	1.0 space per dwelling unit
-Attached House	1.0 space per dwelling unit
-Multi-unit Building	1.0 space per dwelling unit
-Elderly (One or More Bedroom)	0.5 space per dwelling unit
-Mixed-use Building, Vertical and Horizontal [1]	Same as Multi-unit Building, parking is only required for the residential portion
Live-Work Unit	1.0 space per dwelling unit, parking is only required for the residential portion
Group Living	As determined by zoning administrator (See Section 24.11.030G)

[1] A 25% reduction in the minimum off-street parking requirements for residential uses in Section 24.11.020A may apply to mixed-use developments located in the C1, C2, MID-TRN, CO, and MID-MIX districts.

B. Parking Exemptions near Connect BRT Stations. The minimum off-street parking requirements for residential uses as detailed in Section 24.11.020B shall not apply to new development located within ¼ mile of a Connect BRT station in the /MAY overlay district, or the CO, C2, SP-MED, or SP-RP districts.

Part XXV. The “Calculations” subsection 24.11.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

The following rules apply when calculating the required number of off-street parking and loading spaces required for residential uses under this zoning ordinance.

- A. Multiple Uses. Unless otherwise expressly stated, lots occupied by more than one residential use must provide parking and loading in an amount equal to the total of the requirements for all uses that occupy the lot.
- B. Mixed-Uses. Unless otherwise expressly stated, mixed-use developments must provide parking for the residential portion of the site.
- C. Fractions. When measurements of the number of required spaces result in a fractional number, any fraction of less than ½ is rounded down to the next lower whole number, and any fraction of ½ or more is rounded up to the next higher whole number.
- D. Unlisted Uses. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the zoning administrator is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking ratio for the proposed use in accordance with Section 24.11.030D.

- E. Establishment of Other Parking Ratios. The zoning administrator is authorized to establish required minimum off-street parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly granted. Such ratios may be established on the basis of a similar use/parking determination (as described in Section 24.11.030C), on parking data provided by the applicant or information otherwise available to the zoning administrator. Parking data and studies provided by applicants must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, and location.

Part XXVI. The “Shared Parking” subsection 24.11.050 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

- A. Description. Shared parking represents an arrangement in which 2 or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces.
- B. Authorization and Criteria.
  - 1. The zoning administrator is authorized to approve shared parking arrangements for:
    - a. Nonresidential uses with different hours of operation; and
    - b. Mixed-use developments where residential and nonresidential uses have offset peak parking demands.
  - 2. In order to approve shared parking, the zoning administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours or peak parking demand of the uses for which the sharing of parking is proposed.
  - 3. A request for approval of a shared parking arrangement must be accompanied by such information determined by the zoning administrator to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics.
  - 4. Residential uses may have shared parking with approval by the Zoning Administrator. In considering the request, the Zoning Administrator shall weigh projected parking and access needs in relation to projected mode split (i.e., auto, transit, pedestrian, bicycle), on-street and nearby availability of parking and other relevant factors that may justify the approval. The Zoning Administrator may consider, among other factors, the positive impacts that reduced parking ratios may have on housing goals, economic development, building reuse, and neighborhood preservation.
- C. Shared Parking Agreement.
  - 1. An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the zoning administrator in a form approved by the city attorney and recorded with the register of deeds.
  - 2. Shared parking agreements are binding upon applicants, their successors and assigns. Amendments to parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.
  - 3. Shared parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

Part XXVII. The “Location of Off-Street Parking” subsection 24.11.060 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

- A. General. Except as expressly allowed by the off-site parking regulations of Section 24.11.060D, required or provided off-street parking spaces must be located on the same lot as the building or use they are required to serve.
- B. Residential Districts. The following regulations apply in all residential zoning districts:

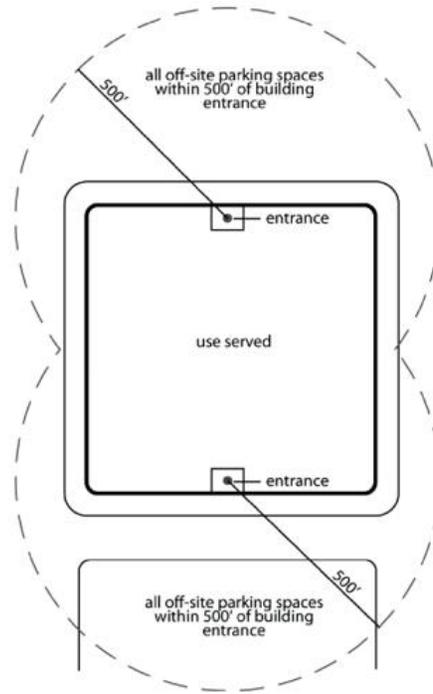
1. Off-street parking spaces accessory to residential uses may be located in any setback except required front and street side setbacks. A two-unit residential building with attached garages is allowed to have 2 of the 4 required parking spaces located on paved areas in front and/or street side setbacks.
2. No motor vehicles may be parked on property occupied by residential uses unless they are within a garage, upon a paved parking slab, or upon a paved driveway leading directly from the street to the garage or paved parking slab.

C. Parking of Commercial Vehicles in Residential Districts.

1. It is the declared purpose of this section in exercising the general police powers of the city and pursuant to the authority of the city to regulate land use, to preserve and maintain the esthetic attractiveness of residential neighborhoods, and toward this end it is the considered determination of the governing body of the City of Wauwatosa that vehicles that have the appearance of being used for commercial purposes if parked on residential properties outside of a garage has a general effect of detracting from the residential character of the neighborhood. It is recognized that the use of trucks and other vehicles that in the past have been traditionally used primarily for commercial purposes have in recent years gained popularity and widespread acceptance as both recreation and passenger vehicles. Therefore, the purpose of this section is not to restrict the use or parking of all trucks, but rather to prohibit the parking of commercial trucks or vehicles outside of a garage within a residential zoning district.
2. To provide guidelines in determining whether a specific vehicle is a commercial vehicle for purposes of this section, the following characteristics must be considered although no one of such characteristics will be considered conclusive in determining whether such vehicle constitutes a commercial vehicle.
  - a. If the vehicle carries a commercial or truck registration;
  - b. If the vehicle has a commercial sign affixed, attached or painted thereof, the commercial character of the sign will be given considerable weight;
  - c. If the vehicle is ordinarily used for commercial purposes and if such use is discernible from the exterior of the vehicle;
  - d. If the gross weight of the vehicle exceeds 5,000 pounds.
3. No person, firm or corporation may park a commercial vehicle in any residential district.
4. This section is not intended to prohibit the temporary parking of commercial vehicles while they are being used to perform a service or make deliveries at the location where parked.
5. This section is not intended to prohibit the parking of vehicles within a garage within a residential district.

D. Off-Site Parking.

1. General. All or a portion of provided off-street parking for nonresidential uses may be provided off-site, in accordance with the provisions of this section. Required accessible parking spaces for persons with disabilities may not be located off site. Required parking for residential uses must be located on the same lot as the residential use to be served by the parking.
2. Location. Off-site parking areas must be located within a 500-foot radius of the use served by such parking, measured between the entrance of the use to be served and any portion of a parking space within the off-site parking lot. The off-site parking must be located in a zoning district that allows non-accessory parking or that allows the principal use that will be served by the parking. The 500-foot radius restriction does not apply to the MRMC campus. See Section 24.060.060B, footnote 2 for definition of MRMC campus.
3. Control of Off-Site Parking Area.
  - a. The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if a legal agreement is provided to the zoning administrator guaranteeing the long-term availability of the parking. The agreement must be in a form approved by the city attorney and recorded with the register of deeds.
  - b. Off-site parking agreements are binding upon applicants, their successors and assigns. Amendments to off-site parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.



- c. Off-site parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

Part XXVIII. The “Bicycle Parking” subsection 24.11.080 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

A. General. This section establishes regulations governing bicycle parking facilities.

B. Short-term Bicycle Parking.

- 1. Purpose. Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.
- 2. Spaces Required. Short-term bicycle parking spaces are required in accordance with the following minimum ratios:

<b>Short-term Bicycle Parking Spaces Req'd</b>	
Multi-unit Residential	1 space per 20 dwelling units; 1 space min.
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 1 space min.
Industrial	1 per 20 motor vehicle spaces; 1 space min.

3. Design and Location.

a. General. Required bicycle parking spaces must:

- 1) consist of bike racks or lockers that are anchored so that they cannot be easily removed;
- 2) be of solid construction, resistant to rust, corrosion, hammers and saws;
- 3) allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
- 4) be designed so as not to cause damage to the bicycle;
- 5) facilitate easy locking without interference from or to adjacent bicycles; and
- 6) be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

b. Location. At least 50% of required bicycle parking spaces must be located within 50 feet of a customer entrance, and the remainder must be located within 100 feet of any entrance. If required bicycle parking spaces are not visible from the abutting street or the main customer entrance, signs must be posted indicating their location.

c. Size. All required bicycle parking spaces must have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

C. Long-term Bicycle Parking.

1. Purpose. Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including overnight and all-day parking, generally serving the needs of employees and residents.

2. Long-term Spaces Required. Long-term bicycle parking spaces are required in accordance with the following ratios:

<b>Long-term bicycle parking spaces required</b>	
Multi-Unit Residential	1 space per 4 dwelling units; 2 space min.
Commercial, Public and Civic	1 space per 6,000 sq. ft. gross floor area; 2 space min.
Industrial	1 space per 24,000 sq. ft. gross floor area; 2 space min.

3. The board of public works is authorized to approve a reduction in vehicle parking requirements for projects that provide additional long-term bicycle parking spaces.

4. Standards for long-term bicycle parking spaces. Long-term bicycle parking spaces must meet the following criteria:

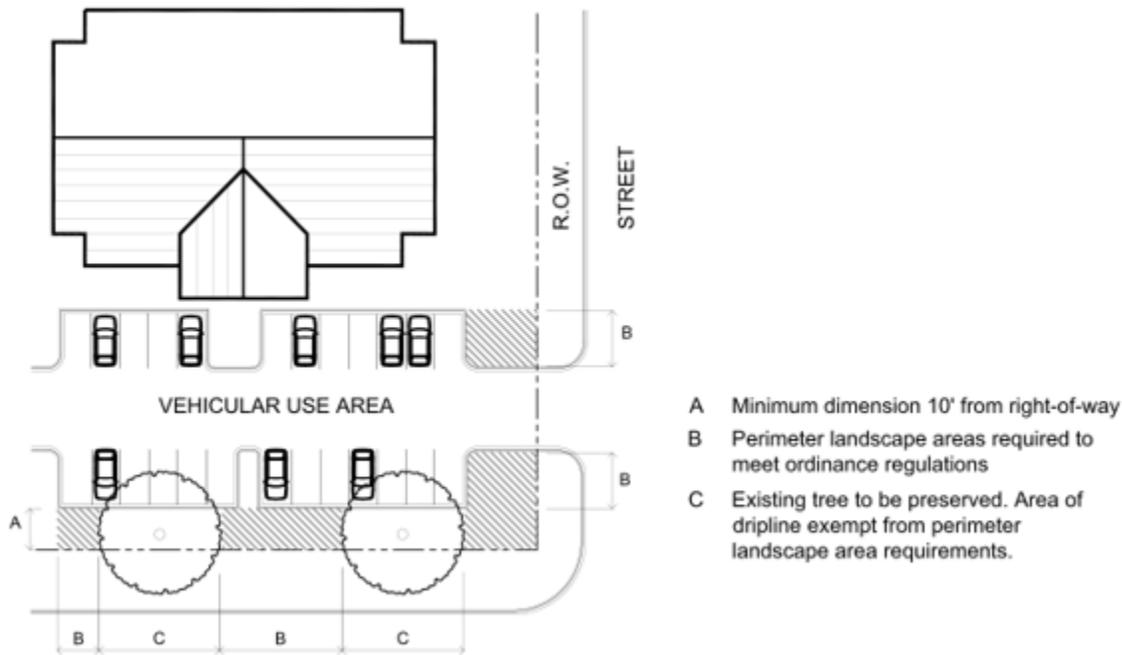
- a. All required long-term bicycle parking spaces shall be located indoors, or in a location otherwise protected from weather and access by unauthorized persons, except at educational facilities or as otherwise approved by the Board of Public Works or Common Council;
- b. Indoor bicycle parking spaces must be located on the ground floor or in a location otherwise served by an elevator or ramp capable of transporting the bicycle(s) being stored;
- c. Long-term bicycle parking must provide bike racks or lockers anchored so that they cannot be easily removed or damaged, must allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position, be designed so as not to cause damage to the bicycle, and facilitate easy locking without interference from or access to adjacent bicycles.

Part XXIX. The “Vehicle Loading and Unloading” section 24.11.120 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

- A. Plans Required. Off-street loading plans must be submitted with site plans, conditional use permits and building permits involving any use required or proposing to provide off-street loading facilities. Plans must accurately designate the proposed off-street loading spaces, dimensions and clearance and access to the loading spaces. Plans for the design of loading areas are subject to approval by the city.
- B. Location and Design. The following location and design regulations apply to all provided off-street loading facilities regardless of whether they are required to be provided by this zoning ordinance.
  - 1. Off-street loading facilities must be located on the same lot as the use served.
  - 2. All loading areas adjacent to a parcel within a residential zoning district shall be screened from view in accordance with the screening standards of Section 24.12.040.
  - 3. Loading spaces may not be located in a required front or side setback.
  - 4. Loading areas and access drives must be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
  - 5. Each off-street loading space must be designed to provide a safe means of vehicular access to a street or alley in a manner which will least interfere with traffic movement and are subject to approval by the city.

Part XXX. The “Perimeter Vehicular Use Area Landscaping” subsection 24.12.020 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying Section A as follows:

- A. Applicability. Perimeter vehicular use area landscaping must be provided in accordance with the standards of this section when parking stalls are located within 100 feet of the right-of-way and when the stalls are part of any of the following:
  - 1. Any new construction of a parking lot must comply with the current requirements of this ordinance.
  - 2. Parking areas that are rehabilitated, reconstructed, or renovated are required to comply with current requirements of this ordinance. This includes any construction activity that alters the base course material and/or addition of curb that is not currently in place. Maintenance shall not be subject to this requirement and includes re-striping, patching, and resurfacing of an existing lot.
  - 3. When an existing vehicular use area is expanded by more than 1,750 square feet of additional paved area, in which case the requirements of this ordinance apply only to the expanded area if the original portion is only undergoing re-striping, patching, resurfacing or other construction activity that does not alter the base course in any way.
  - 4. When an existing approved parking lot is expanded by 50 percent or more, based on square footage, or 50 percent or more is renovated, reconfigured, or base material altered, the entire parking area shall be brought into compliance with the requirements of this ordinance. All expanded areas or renovated areas are considered cumulative.



Part XXXI. The “Screening” subsection 24.12.040 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying section A1 and A2 to read as follows:

- A. Features to Be Screened. The following features must be screened from view of public rights-of- way, public open spaces and from lots used or zoned for residential purposes.
1. Ground-mounted Mechanical Equipment. All ground-mounted mechanical equipment over 30 inches in height, other than air conditioning units, solar panels, wind-energy or similar renewable energy devices, is subject to principal building setbacks and must be screened from view of all R-zoned properties by a solid fence, solid wall, dense hedge, within a neutral-colored cabinet, or combination of such features. The hedge, fence, or wall must be tall enough to screen the equipment. See Section 15.04.040 C.2.a. for air conditioning unit requirements.
  2. Roof-mounted Mechanical Equipment. Roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) over 30 inches in height must be screened from ground-level view of all R- and C-zoned properties in one of the following ways:
    - a. A parapet along façades facing that is as tall as the tallest part of the equipment;
    - b. A solid screen around the equipment that is as tall as the tallest part of the equipment, with the screen an integral part of the building's architectural design; or
    - c. An equipment setback from roof edges facing that is at least 3 feet in depth for each one foot of equipment height.
    - d. An alternative solution may be approved by the Design Review Board.

Part XXXII. The “General Development Regulations” Index 24.14 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

24.14.010 Fences And Walls

24.14.020 Intersection Visibility

24.14.030 Pedestrian Standards

24.14.040 Access To Nonresidential From Residential Zoning

24.14.045 Attached and Semi-Detached Building Design Standards

24.14.050 Exceptions

Part XXXIII. The “Pedestrian Standards” subsection 24.14.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

- A. Purpose. The pedestrian standards of this section are intended to promote a safe, attractive and usable pedestrian circulation system as a part of all new developments.
- B. Applicability. The pedestrian standards of this section apply to all new commercial, mixed-use and multi-unit residential developments.
- C. Standards. An on-site pedestrian circulation system must be provided in accordance with the following requirements:
  - 1. Connection to the Street. The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users.
  - 2. Connection to Neighboring Areas. Where appropriate, the on-site pedestrian circulation system shall provide at least one connection to all adjacent properties. The connections must run to the property line and connect to existing paths or sidewalks on neighboring properties or to the likely location of future paths or sidewalks on those properties. If the zoning administrator determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, the zoning administrator is authorized to waive the connection requirement of this paragraph.
  - 3. Internal Connections. The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians, such as parking areas, bicycle parking, recreational areas, common outdoor areas and pedestrian amenity features. The zoning administrator is authorized to waive the connection requirement if it would create a safety hazard.
  - 4. Design. Required on-site pedestrian circulation facilities must be designed and constructed in accordance with the following requirements:
    - a. The on-site pedestrian circulation system must be at least 5 feet in width and surfaced with material of sufficient strength and durability to enable year-round use and effective maintenance.
    - b. When the on-site pedestrian circulation system crosses driveways, parking areas or loading areas, it must be clearly differentiated through the use of elevation changes, a different paving material, striping, or other equally effective methods.
    - c. When the on-site pedestrian circulation system is parallel and adjacent to an auto travel lane, it must be a raised path at least 6 inches above the auto travel lane surface or be separated from the auto travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.
    - d. The on-site pedestrian circulation system must be illuminated to ensure that it can be used safely at night by employees, residents and customers. Lighting must be at height appropriate to a pedestrian pathway system.

Part XXXIV. Section 24.14.045 of the Wauwatosa Municipal Code of Ordinances is created to read in its entirety as follows:

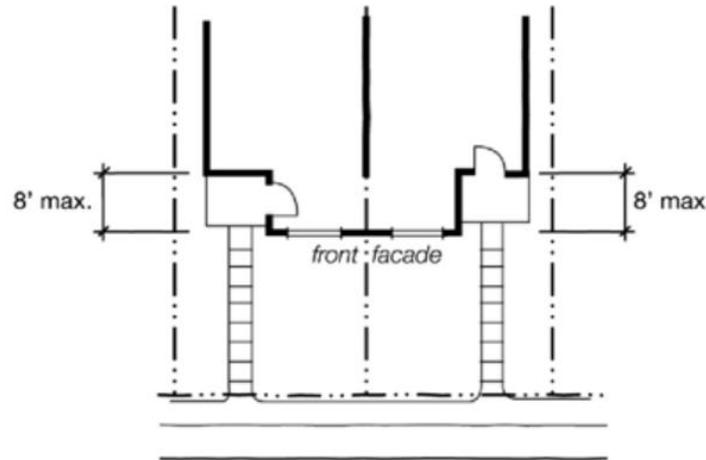
24.14.045 Attached and Semi-Detached Building Design Standards.

A. General Provisions

1. Purpose. The purpose of the attached and semi-detached building design standards is to:
  - a. Ensure that the physical characteristics of proposed development are compatible with the context of surrounding areas,
  - b. Preserve the unique visual character and streetscapes of Wauwatosa,
  - c. Create unique and inspiring places that support the pedestrian experience and promote economic vitality, and
  - d. Encourage creativity and innovation while avoiding obtrusive, incongruous structures.

B. Entry Treatment

1. Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within 8 feet of the building's front façade. The door may be at any angle to the street as long as the other entrance standards are met.



2. Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.
- C. Glazing. Each attached and semi-detached house dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other than an alley. Glazing in (vehicle) garage doors do not count towards meeting these glazing requirements.
- D. Building Modulation. The following façade modulation requirements apply to the front façade of all attached house structures when the buildings directly face a public street (other than an alley):
1. Exterior walls may not exceed 32 feet in (horizontal) length without modulation.
  2. The modulation depth must be at least 2 feet.
  3. Modulation may be achieved through such techniques and features as:
    - a. recessed or projecting wall offsets;
    - b. entryways;

- c. porch or canopy structures including columns or piers;
- d. balconies;
- e. dormers; or
- f. other prominent architectural features that serve to provide dimension and break up large expanses of wall area.

Part XXXV. The “General” subsection 24.15.010 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

- A. Description. Nonconformities, which are sometimes referred to as "legal nonconformities," are lots, uses and structures that were lawfully established but no longer comply with one or more requirements of this zoning ordinance because of the adoption of new or amended regulations. This chapter contains the regulations governing such situations.
- B. Intent. Occasionally, lots, uses and structures that were lawfully established (i.e., in compliance with all regulations in effect at the time of their establishment) have been made nonconforming because of changes in the zoning regulations that apply to the subject property (e.g., through zoning map amendments or amendments to the text of this zoning ordinance) or because of other governmental action (e.g., through right-of-way acquisition). The regulations of this chapter are intended to clarify the effect of such nonconforming status and avoid confusion with "illegal" buildings and uses (those established in violation of applicable zoning regulations). The regulations of this chapter are also intended to:
  - 1. recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established;
  - 2. promote maintenance, reuse and rehabilitation of existing buildings; and
  - 3. place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties.
- C. Authority to Continue. Any nonconformity that existed on the effective date specified in Section 24.01.020 or any situation that becomes nonconforming upon adoption of any amendment to this zoning ordinance may be continued in accordance with the regulations of this chapter unless otherwise expressly stated.
- D. Determination of Nonconformity Status.
  - 1. The burden of proving that a nonconformity exists (as opposed to a violation of this zoning ordinance) rests entirely with the subject owner.
  - 2. The zoning administrator is authorized to determine whether adequate proof of nonconforming status has been provided by the subject owner.
  - 3. Building permits, zoning certificates, lawfully recorded plats, aerial photography owned by the city and other official government records that indicate lawful establishment of the use, lot or structure constitute conclusive evidence of nonconforming status. If such forms of conclusive evidence are not available, the applicant may submit and the zoning administrator may consider other forms of evidence to document nonconforming status. Examples of commonly available evidence include:
    - a. professional registrations or business licenses;
    - b. utility billing records;
    - c. rent records;
    - d. advertisements in dated publications;
    - e. listings in telephone or business directories; and
    - f. notarized affidavits affirming the date of lawful establishment of the use, lot or structure.
  - 4. Appeals of the zoning administrator's decision on nonconforming status determinations may be appealed in accordance with Section 24.16.110.
- E. Repairs and Maintenance.
  - 1. Nonconformities must be maintained to be safe and in good repair.
  - 2. Repairs and normal maintenance necessary to keep a nonconformity in sound condition are permitted unless the work increases the extent of the

nonconformity or is otherwise expressly prohibited by this zoning ordinance.

3. Nothing in this chapter is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized order of a public official.

F. Change of Tenancy or Ownership. Nonconforming status runs with the land and is not affected by changes of tenancy, ownership, or management.

G. Exceptions. The zoning administrator is authorized to grant exceptions as appropriate in order to respond to external factors impacting construction, or as required by law.

Part XXXVI. The “Procedures” Index 24.16 of Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

24.16.010 Common Provisions

24.16.020 Zoning Ordinance Text Amendments

24.16.030 Zoning Map Amendments (Rezoning)

24.16.040 Conditional Use Permits

24.16.050 Planned Unit Developments

24.16.060 Variances

24.16.070 Building Permits

24.16.080 Designation Of Historic Sites And Structures

24.16.090 Historic Overlay Districts

24.16.100 Certificates Of Appropriateness

24.16.110 Appeals Of Administrative Decisions

24.16.120 Comprehensive Plan Amendment

Part XXXVII. The “Common Provisions” subsection 24.16.010 of the Wauwatosa Municipal Code of Ordinances is hereby modified in Section A to read as follows:

A. Summary of Review and Decision-making Authority. The following table provides a summary of review and decision-making authority.

	ZA	DRB	HPC	BZA	PC	CC[1]
Zoning Text and Map Amendments, Comprehensive Plan Amendment	—	—	—	—	R	<DM>
Conditional Use Permits	—	—	—	—	R	<DM>
Planned Unit Developments						
Preliminary Development Plan	—	—	—	—	R	<DM>
Final Development Plan	DM	R	—	—	—	—
Variances	—	—	—	<DM>	—	—

Historic (Site/Structure) Designation	—	—	<R>	—	R	<DM>
Historic Overlay Zoning Map Amendment	—	—	<R>	—	R	<DM>
Certificates of Appropriateness	—	—	<DM>	—	—	—
Appeals of Administrative Decisions	—	—	—	<DM>	—	—
Temporary Use	DM	—	See also Section 24.10.080			

[1]Committee review may be required before common council action (see also Section 2.24.030 of the city code of ordinances).

CC = common council PC = plan commission

BZA = board of zoning appeals

HPC = historic preservation commission ZA = zoning administrator

R = review and recommendation

DM = decision-making body (final decision)

< > = public hearing required

Part XXXVIII. The “Zoning Map Amendments (Rezoning)” subsection 24.16.030 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated from sections D-G to read as follows:

- D. Plan Commission Recommendation. Following the required public hearing before the common council, proposed zoning map amendments must be referred to the plan commission. Following review of the proposed zoning map amendment, the plan commission must act by simple majority vote to recommend that the proposed zoning map amendment be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.
- E. Common Council Hearing and Decision.
  - 1. Upon receipt of recommendations from the plan commission, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed zoning map amendment. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed zoning map amendment to the plan commission, the common council may act without receipt of the recommendation.
  - 2. Final action on a zoning map amendment by the common council requires a simple majority vote.
- F. Review Criteria and Standards. Zoning map amendments are legislative decisions of the common council based on their consideration of the public health, safety and general welfare.
- G. Successive Applications. Upon disapproval of a zoning map amendment by the common council, no zoning map amendment petition requesting the same or more intensive zoning on the same or similar property may be filed for or accepted for processing by the city for 6 months from the date of final action by the common council.

Part XXXIX. The “Conditional Use Permits” subsection 24.16.040 of the Wauwatosa Municipal Code of Ordinances is hereby amended from sections E-J to read as follows:

- E. Plan Commission Recommendation. Following the close of the public hearing before the common council, proposed conditional use permits must be referred to the plan commission. The plan commission must act by simple majority vote to recommend that the conditional use permit be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.
- F. Common Council Decision.
  - 1. Following receipt of recommendations from the plan commission, the common council may act to approve, approve with conditions or deny the conditional use permit. If the plan commission's recommendation has not been forwarded to the common council within 60 days of referral of the proposed condition[al] use to the plan commission, the common council may act without receipt of the recommendation.
  - 2. Final action on a conditional use permit by the common council requires a simple majority vote.
- G. General Review Criteria and Standards. The common council may authorize the zoning administrator to issue a conditional use permit if the common council finds that the following conditions exist and so indicates in the minutes of its proceedings:
  - 1. that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;
  - 2. that the uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use;
  - 3. that establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;
  - 4. that adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;
  - 5. that adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion; and
  - 6. that the conditional use complies with all applicable regulations of the subject zoning district.
- H. Successive Applications. Upon disapproval of a conditional use permit by the common council, no similar conditional use permit application for the same or similar property may be filed or accepted for processing by the city for 12 months from the date of final action by the common council.
- I. Lapse of Approval. A Conditional Use will lapse and have no further effect 18 months after it is approved by the Common Council, unless:
  - 1. a building permit has been issued (if required) or development is commenced;
  - 2. the use or structure has been lawfully established; or
  - 3. unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- J. Amendments. No modification or alteration of any conditional use permit approved pursuant to this section will be permitted unless approved by the Common Council.
  - 1. Any application for an alteration, extension or other modification will be filed and processed as an original application under this section.
  - 2. Alterations and modifications shall be subject to the same standards and criteria as original applications and shall be in conformance with all the provisions of this section.
  - 3. Minor Deviations. Minor deviations to conditional uses including maintenance, repair, or renovation of existing buildings, structures or improvements and alterations, extensions, or other modifications of such uses that do not increase, intensify, expand, substantially change the character of the conditional use, or adversely affect adjacent property or property owners may be authorized by the zoning administrator and do not require approval by the common council.

Part XL. The “Planned Unit Developments” subsection 24.16.050 of the Wauwatosa Municipal Code of Ordinances is hereby amended in Sections C-E to read as follows:

- C. Preliminary Development Plans. At the option of the applicant, the preliminary development plan may serve also as the preliminary subdivision plat if such intention is declared before the plan commission's hearing and if the plans include all information required for preliminary plats and preliminary development plans.
1. Preapplication Meetings. Before submitting a PUD application, the applicant must schedule a meeting with the zoning administrator to discuss the proposed plan and the required process. The zoning administrator is responsible for coordinating the involvement of other relevant city departments in the preapplication meeting. The applicant must also hold a neighborhood meeting, with invitations mailed to all property owners within 200 feet of the subject property, alderpersons of the district, and the zoning administrator.
  2. Application Contents. An application for a preliminary development plan must contain all items of information specified in the pre-application meeting including proof of holding a neighborhood meeting prior to application submission.
  3. Application Filing. Complete applications for preliminary development plan approval must be filed with the zoning administrator at the same time that the /PUD zoning map amendment application is filed. Preliminary development plan applications may be filed only by the common council, the plan commission or by petition of an eligible applicant or an eligible applicant's authorized agent (See Section 24.16.010C.1). Upon receipt of the completed application, planning staff shall schedule a public hearing before the common council and prepare appropriate notice and publications.
  4. Notice of Hearing. The common council must hold a public hearing on the proposed preliminary development plan and/or /PUD zoning map amendment.
    - a. Class 2 notice of the common council's required public hearing on a zoning map amendment must be published in accordance with chapter 985 of the Wisconsin Statutes.
    - b. Notice must be mailed to all of the following at least 7 days before the common council's required public hearing:
      - 1) the subject property owner;
      - 2) all owners and occupants (when data available) of property within 300 feet of the subject property; and
      - 3) the clerk of any municipality with corporate limits that abut the subject property.
    - c. The applicant must post signage in a format provided by the city in a prominent location on the development site for the duration of the approval process.
  5. Following the required public hearing before the common council, PUD preliminary development plans must be referred to the plan commission with the /PUD zoning map amendment, if such map amendment is required. Following review of the proposed zoning map amendment and/or preliminary development plan, the plan commission must act by simple majority vote to recommend that the proposed zoning map amendment and/or preliminary development plan be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council.
  6. Common Council Hearing and Decision.
    - a. Upon receipt of recommendations from the plan commission, the common council act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed preliminary development plan and/or /PUD zoning map amendment, as required. If plan commission recommendation has not been forwarded to the common council within 60 days of referral of the proposed preliminary development plan and/or /PUD zoning map amendment to the plan commission, the common council may act without receipt of the recommendation.
    - b. Final action on a /PUD zoning map amendment by the common council requires a simple majority vote.
  7. Review Criteria. Zoning map amendments are legislative decisions of the common council based on their consideration of the public, health, safety and general welfare.
  8. Lapse of Approval.
    - a. If the subject landowner fails to file an application for PUD final development plan approval within two years of the date of PUD preliminary development plan approval, the landowner may request an extension for a period of up to one year. If the landowner does not request such an

extension, or if the landowner does not file an application for a PUD final development plan within the 1-year extension period, approval of the PUD preliminary development plan will lapse and be of no further effect.

- b. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. The common council may impose conditions upon the phasing plan as deemed necessary to ensure orderly development, including requirements for financial guarantees ensuring construction of all required improvements.

#### D. Final Development Plans.

1. Application Filing. Final development plan applications must be filed with the zoning administrator before the lapse of a preliminary development plan.
2. Design Review Board's Recommendation. PUD final development plans must be referred to the design review board. The design review board must review the final development plan and vote to recommend that the final development plan be approved, approved with modifications, or denied. The design review board's recommendation must be transmitted to the zoning administrator.
3. Zoning Administrator Decision. Following receipt of recommendations from the design review board, the zoning administrator may act to approve, approve with conditions or deny the final development plan. If the design review board has received all the required items of information in the final development plan, but has not forwarded a recommendation to the zoning administrator within 60 days of referral of the final development plan to the design review board, the zoning administrator may act without receipt of the recommendation.
4. Review Criteria. In reviewing PUD final development plans, the zoning administrator must confirm the submitted final development conforms with the approved preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance. If the zoning administrator determines that the PUD final development plan does not conform with the approved preliminary development plan, any conditions imposed on that plan or any applicable regulations of this zoning ordinance, the PUD final development plan shall be referred to plan commission for approval, approval with conditions, or denial.
5. Lapse of Approval.
  - a. In the event the landowner fails to commence development shown on the final development plan within two years after final approval has been granted, then such final approval will lapse and be of no further effect unless the time period is extended by the common council upon written application by the landowner.
  - b. Requests for extensions must be submitted to the zoning administrator.
  - c. In the event of lapse of approval, approved PUD plans have no further effect and the regulations of the underlying zoning govern.

#### E. Amendments.

1. Amendment Determination. The zoning administrator is authorized to determine whether a proposed PUD amendment constitutes a minor or major amendment.
2. Major Amendments. Major amendments may be approved only through the procedure required for approval of the PUD in Section 24.16.050C. A major amendment is one that constitutes a material change to the approved final development plan that is likely to create more significant adverse impacts on surrounding property owners or the community as a whole, such as:
  - a. increases in the number of dwelling units or floor area over 10%;
  - b. reductions in the amount of land area set aside as open space, recreation area or natural resource conservation area; or
  - c. failure to provide public amenities or public benefit features approved as part of the PUD.
3. Minor Amendments. The zoning administrator is authorized to approve, approve with conditions, or deny minor PUD amendments through the approval of an amended final development plan, in accordance with the procedures of Section 24.16.050D. A minor amendment is a change that constitutes a minor modification to the approved Final Development Plan, will not result in adverse impacts to surrounding property owners or the broader community, and maintains the spirit and intent of the original Final Development Plan, such as:

- a. Increases or decreases in floor area of 10% or less;
- b. Increases in the number of residential dwelling units of 10% or less;
- c. Modifications to approved signage that do not increase allowable sign square footage as approved per the Final PUD;
- d. Land use changes where the new land use is permitted under the base zone and/or obtains all required permits under the base zone (i.e. Conditional Use permit, etc.).

Amendments that do not meet the above criteria shall be considered Major Amendments and are subject to the review criteria in Section 24.16.050E.2. The Zoning Administrator may refer minor amendments to the plan commission for approval, approval with conditions, or denial.

Part XLI. The “Building Permits” subsection 24.16.070 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

No permit for the use of land or buildings may be issued under Chapter 15 unless Building & Safety Manager has certified, after examination of the site and proposed building plans, that it complies with all provisions of this zoning ordinance.

Part XLII. The “Designation of Historic Sites and Structures” subsection 24.16.080 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated from sections F-J to read as follows:

F. Historic Preservation Commission Hearing and Recommendation.

- 1. Upon receipt of a complete application/nomination form, the historic preservation commission must hold a hearing on the proposed historic designation. In addition to allowing comments from all notified persons, the historic preservation commission may hear expert witnesses. They also have the power to subpoena witnesses and records as deemed necessary. The commission may also conduct an independent investigation into the proposed designation.
- 2. No more than 10 days after the close of the hearing, the historic preservation commission must act by simple majority vote to recommend that the proposed historic site or structure designation be approved, approved with modifications or denied. The historic preservation commission's recommendation must be transmitted to the common council.

G. Common Council Hearing and Decision.

- 1. Upon receipt of recommendations from the historic preservation commission, the common council may act to approve, approve with modifications or deny the proposed historic designation.
- 2. Final action on a historic designation by the common council requires a simple majority vote. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:

H. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:

- 1. exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
- 2. are identified with historic personages or with important events in national, state or local history;
- 3. embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
- 4. are representative of the notable work of a master building [builder], designer or architect who influenced the person's age; or

5. have yielded, or may be likely to yield, information important to prehistory or history.
- I. Notice of Action. After the designation has been approved by the common council, notification must be sent to the subject property owner. Notification must also be given to the city clerk, building department, plan commission and the city assessor.
- J. Recordation. Upon approval of a historic designation of a site or a structure, such designation must be recorded with the register of deeds.

Part XLIII. The “Historic Overlay Districts” subsection 24.16.090 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated from sections F-J to read as follows:

- F. Historic Preservation Commission Hearing and Recommendation. Upon receipt of a complete application/nomination form, the historic preservation commission must hold a hearing on the proposed historic overlay zoning designation. Following the close of the hearing, the historic preservation commission must act by simple majority vote to withhold a recommendation or to recommend that the proposed overlay zoning amendment be approved, approved with modifications or denied. The historic preservation commission's recommendation must be transmitted to the plan commission and common council.
- G. Plan Commission Recommendation. Proposed historic overlay zoning map amendments must be referred to the plan commission. Following review of the proposed historic overlay zoning map amendment, the plan commission must act by simple majority vote to recommend that the proposed zoning map amendment be approved, approved with modifications, or denied. The plan commission's recommendation must be transmitted to the common council within 30 days of the date of their review.
- H. Common Council Hearing and Decision.
  1. Upon receipt of recommendations from the historic preservation commission and plan commission, the common council must hold a hearing on the proposed historic overlay zoning map amendment. Following the close of the hearing, the common council may act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed zoning map amendment.
  2. Final action on an historic overlay zoning map amendment by the common council requires a simple majority vote.
- I. Designation Criteria. Historic site or structure designations may be applied to site, structures or improvements of particular historic, architectural, archeological or cultural significance to the city such as those that:
  1. exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
  2. are identified with historic personages or with important events in national, state or local history;
  3. embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
  4. are representative of the notable work of a master building [builder], designer or architect who influenced the person's age; or
  5. have yielded, or may be likely to yield, information important to prehistory or history.
- J. Recordation. Upon approval of a historic designation of a site or a structure, such designation must be recorded with the register of deeds.

Part XLIV. Section 24.16.120 of the Wauwatosa Municipal Code of Ordinances is created to read in its entirety as follows:

24.16.120 Comprehensive Plan Amendment

- A. Applicability. The procedures of State Statutes 66.1001 must be used for a comprehensive plan amendment.
- B. Authority to Initiate. Amendments may be initiated by the common council, the plan commission or by petition of an eligible applicant or an eligible

applicant's authorized agent (See Section 24.16.010C.1).

C. Application Filing. Comprehensive plan amendment applications must be filed with the zoning administrator.

Part XLV. The “Administration and Enforcement” Index 24.17 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and recreated to read as follows:

24.17.010 Review And Decision-Making Bodies

24.17.020 Violations, Penalties And Enforcement

24.17.030 Affordable Housing Incentives

Part XLVI. Section 24.17.030 of the Wauwatosa Municipal Code of Ordinances is created in its entirety to read as follows:

24.17.030 Affordable Housing Incentives

A. Purpose and Applicability

1. Purpose. The purpose of the affordable housing incentives is to support and promote the development of dwelling units that are affordable to households making 80 percent or less and 60 percent or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
2. Applicability. The affordable housing incentives may be utilized per residential use type or district, as detailed in Section 24.17.030D, where a specified number of dwelling units are deed restricted affordable to households making 80% or less or 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).

B. Affordable Unit Standards. Dwelling units designated as affordable shall be comparable in finishes and size and have access to the same services and amenities as market rate dwelling units on the same development site.

C. Type of Affordability Requirements

1. Affordability Requirement Type 1. 30% of dwelling units in the development site shall be deed restricted affordable to households making 80% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
2. Affordability Requirement Type 2. 20% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
3. Affordability Requirement Type 2. 10% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.

D. Types of Affordable Housing Incentives. Projects providing affordable housing in accordance with the standards of this section may utilize up to two of the following affordable housing incentives. Projects providing 50% or more of the dwelling units at the specified affordability levels may utilize up to three of the following affordable housing incentives.

Types of Affordable Housing Incentives			
Use	District(s)	Incentive	Applicable Affordability Requirement Type(s)
Cottage Court	R-2; R-4; R-8; MID-RES; MID-TRN	Option 1: A minimum of four and maximum of 20 dwelling units may be allowed per cottage court. The maximum allowed square footage per building may be increased to 2,700 square feet.	2; 3
		Option 2: The maximum allowed square footage per building may be increased to 2,700 square feet.	2; 3
Multi-unit Building	CO; C2; SP-MED	Minimum parking spaces may be reduced to 0.5 spaces per unit.	1
Mixed-Use, Vertical only	C1; C2; SP-RP; MID-TRN; MID-MIX	Minimum parking spaces for the residential portion of the development may be reduced to 0.5 spaces per unit.	1

Part XLVII. The “Definitions” subsection 24.18.020 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying the following terms:

"Fence, Solid." A fence, including solid entrance and exit gates, that effectively conceals from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it. See also Section 15.28 Fences.

"Lot Line, Front." See Section 24.18.030E.1.d.

Part XLVIII. The “Definitions” subsection 24.18.020 of the Wauwatosa Municipal Code of Ordinances is hereby amended by adding the following terms:

"Accessory Dwelling Unit." A separate dwelling unit within a detached house, semi-detached house or attached house or a separate dwelling unit that occupies an accessory building that shares a lot with a detached house, semi-attached house, attached house, or two-unit house. As the name implies, accessory dwelling units are an accessory use to the principal use of the property (i.e., the principal dwelling unit). (See also the Accessory Dwelling Unit regulations of Sec. 24.10.075)

“Artisan Manufacturing.” A fully indoor small-scale business that produces goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication,

assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products. This land use does not include uses producing noise, odor, vibration, or similar impacts perceivable by the natural senses outside of the structure or portion of the structure where the use is located.

“Attached House.” A residential building containing three or more dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

“Cottage Court.” A residential development of small-scale, detached dwelling units located on a single lot or individual lots and arranged around a shared court visible from the street.

“Detached House.” A principal residential building containing one dwelling unit located on a single lot with private yards on all sides.

“Educational Facility Housing.” A residential building or group of buildings owned or managed by a college, university, or other institution of higher education, or by a private entity under agreement with the institution.

“General Commercial.” A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods, including prepared foods and catering service, available for immediate purchase and removal from the premises by the purchaser.

“Group Living.” Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.

1. Adult Family Home. See Section 50.01(1), Wisconsin Statutes.
2. Community Living Arrangement. See Section 46.03(22), Wisconsin Statutes.
3. Foster Home/Treatment Foster Home. See Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.

“Live-Work Unit.” An attached residential building type with a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces.

“Meeting/Recreation/Event Facility.” A building for the: hosting of parties, meetings, banquets, and conferences, other events; viewing, partaking in, and/or experiencing an amusement, including but not limited to movie theaters, arenas, athletic facilities, and performing arts venues; and programming, production, presentation, exhibition of any of the arts and cultural disciplines, including auditoriums, galleries, museums, and libraries. This use excludes explicit establishments.

“Mixed-use Building, Vertical.” A building in which commercial uses occupy the ground floor and dwelling units occupy at one or more upper floors.

“Mixed-use Building, Horizontal.” A development in which commercial and residential uses are located in separate buildings on the same site or within a cohesive development plan. Uses may be arranged side-by-side, in adjacent structures, or across a unified site design.

“Multi-unit Residential Building.” A residential building containing 5 or more dwelling units that share common walls and/or common floors/ceilings.

“Personal Services.” An establishment primarily engaged in providing individual services generally related to personal needs or cosmetic services, such as

hair and nail salons, barber shops, clothing alterations, shoe repair, tattoo shops, weight loss centers, makeup services, gyms, dance studios, music and/or art studios, and laundry services.

“Semi-Detached House.” A residential building containing two dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

“Three-/ Four-unit House.” A residential building containing three or four dwelling units, all located on the same single lot (also referred to as a “triplex” or a “quadplex”). The dwelling units are attached and may be arranged vertically (on separate floors), horizontally (side-by-side), or a combination of both.

“Two-unit House.” A residential building containing two dwelling units, both of which are located on the same single lot (also referred to as a “duplex” or “two-flat”). The dwelling units within a two-unit building are attached and may be located on separate floors or side-by-side

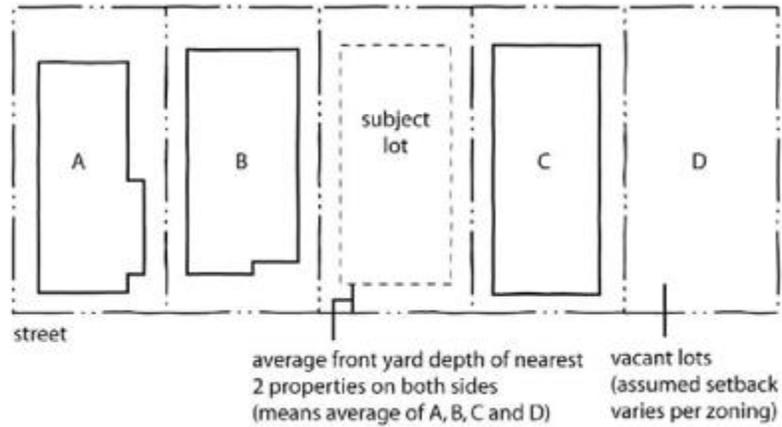
Part XLIX. The “Measurements and Exceptions” subsection 24.18.030 of the Wauwatosa Municipal Code of Ordinances is hereby amended by modifying sections E and F to read as follows:

E. Setbacks.

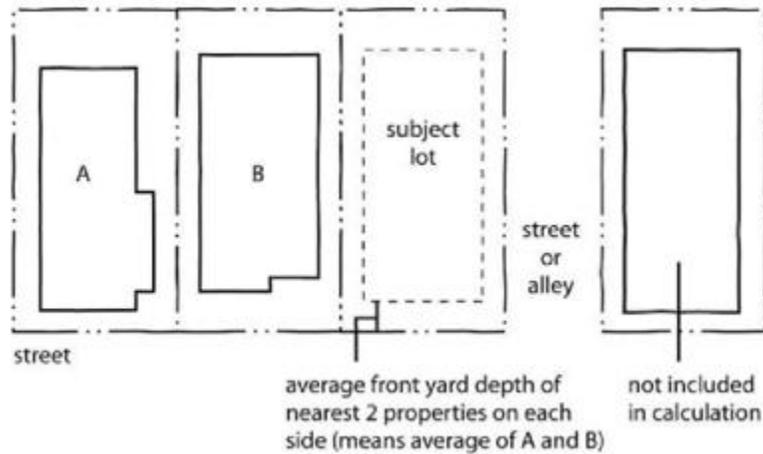
1. Front and Street Side Setbacks.

- a. Measurement. Front and street side setbacks are measured from the existing right-of-way line to the closest point of the building or structure.
- b. Permitted Obstructions/Encroachments. Front and street side setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.
- c. Double Frontage (Through) Lots. On double-frontage lots, front setback requirements apply to both (opposing) street frontages.
- d. Determining the Front of a Lot. For lots in residential zoning districts, the front is the side of the lot that is along a street. In the case of a corner lot, the narrowest side fronting on the street shall be considered to be the front of the lot. In the case of a corner lot with equal sides, the side facing the street having the greatest frontage shall be considered to be the front of the lot. For lots in nonresidential zoning districts, the front is the side of the lot along the major street as determined by the zoning administrator.
- e. Exceptions for Established Setbacks. When existing buildings are closer to the front property line than the required front setback, additions to existing buildings may be constructed to the existing front setback provided they do not encroach any closer to the front property line. When existing buildings on one or more abutting lots are closer to the street (front or street side) property line than the otherwise required setback, construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district's minimum street setback requirement.

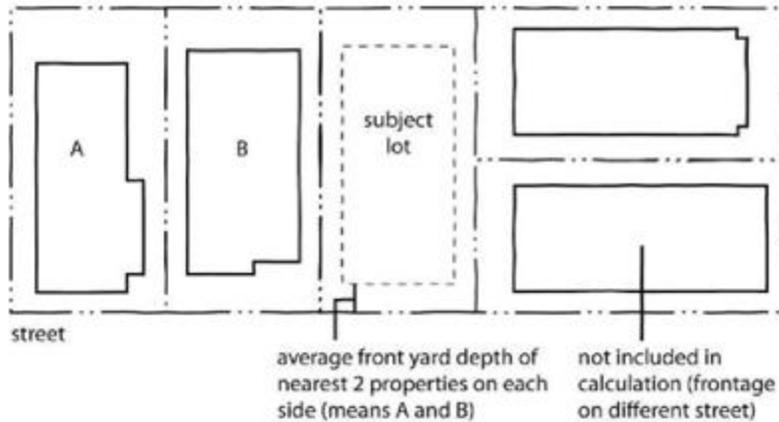
- (1) If one or more of the lots required to be included in the averaging calculation is vacant, that vacant lot will be deemed to have a street yard depth equal to the minimum street setback requirement of the subject zoning district.



- (2) Lots with frontage on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.



- (3) When the subject lot is a corner lot, the average street yard depth will be computed on the basis of the nearest 2 lots with frontage on the same street as the subject lot.



(4) When the subject lot abuts a corner lot with frontage on the same street, the average front yard depth will be computed on the basis of the abutting corner lot and the nearest 2 lots with frontage on the same street as the subject lot.

2. Rear Setbacks.

- a. Measurement. Rear setbacks are measured from the rear property line to the closest point of the building.
- b. Permitted Obstructions/Encroachments. Rear setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.
- c. Through Lots. On through lots both (opposing) street lines are considered front property lines and front setback requirements apply.

3. Side Setbacks.

- a. Measurement. Side setbacks are measured from the interior (non-street) side property line to the closest point of the building.
- b. Permitted Obstructions/Encroachments. Side setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Section 24.18.030F.

F. Features Allowed to Encroach in Required Setbacks.

- 1. Residential Zoning Districts. Required setbacks in residential zoning districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following table:

Obstruction/Feature	Residential District Setback			
	Front	Rear	Interior Side	Street Side
Arches		P	P	
Awnings	P[12]	P	P[8]	P[8]
Balconies		P		

Belt courses	P[9]	P[9]	P[9]	P[9]
Cornices	P	P	P	P
Exiting stairs and landing, minimum required by building code	P	P	P	P
Fences	-	P[2]	P[2]	P[2]
Fire escapes, open	-	-	-	-
Flag poles	P	P	P	P
Garages, detached and carports	-	P[1]	P[13]	-
Geothermal heat pumps and geothermal heat exchange systems (max. 4 feet height)	-	P	P	-
Laundry drying equipment	-	P	-	-
Nameplates	P	P	P	P
Parking spaces (required, open)	-	P	-	-
Ornamental features, attached (includes chimney)	P[5]	P[5]	P[5]	P[5]
Ornamental features, detached	P[9]	P[9]	P[9]	P[9]
Ornamental light standards	P	P	P	P
Outdoor fireplaces	-	P[1]	-	-
Patio, at grade	P	P	P	P
Pergolas/arbors	-	P[1]	-	-
Playhouses & play structures	-	P[1]	-	-
Planter boxes, landscape or stormwater	P[4]	P[4]	P[4]	P[4]
Porch (Entrance)	P [16]	-	-	-
Roof overhangs	P[5]	P[5]	P[5]	P[5]
Signs	P[10]	-	-	P[10]
Sills	P	P	P	P

Solar or wind energy systems, building-mounted (see also sec. 24.10.030)	-	P	P	-
Solar or wind energy systems, ground-mounted (see also sec. 24.10.030)	-	P	P	-
Swimming pools and tennis courts	-	P	-	-
Tool sheds, detached or attached	-	P[1]	-	-
Trellises	P[14]	P[14]	P[14]	P[14] [15]
Water collection cisterns	P[4]	P	P	P[4]
Wheelchair lifts & ramps	P	P	P	P
Wing walls	P[9]	P[9]	P[9]	P[9]

P = Permitted setback obstruction

- = Prohibited setback obstruction

[1] Must comply with accessory structure setbacks.

[2] See Chapter 15.28 of the city code of ordinances.

[3] Not more than 4.5 feet above grade if located more than 2.5 feet into a required setback.

[4] 5 feet maximum—not more than 4.5 feet above grade.

[5] 2 feet maximum into minimum required setback.

[6] 4 feet maximum into minimum required setback.

[7] 1 foot maximum into minimum required setback.

[8] 3 feet maximum into minimum required setback.

[9] Not more than 4.5 feet above grade.

[10] See Chapter 15.14 of the city code of ordinances.

[11] Not closer than 10 feet to any side or rear lot line.

[12] 6 feet maximum into minimum required setback.

[13] Minimum side setback required for side of principal structure on which the proposed garage/carport would be constructed.

[14] Trellis units must be separated by a distance that equals their width.

[15] On side yards abutting a street, a trellis may be placed in street side yard, provided that it is at least 18 inches from the street side property line and complies with intersection visibility regulations of Section 24.14.020.

[16] Must be open on at least three sides, with exception to railing, and may contain an elevated deck at level with the front door. May project 6 feet maximum into required front yard setback. If the wall of the door entrance does not meet the required front yard setback, the porch may extend off of the entrance wall a maximum of 6 feet, but shall be setback no closer than 15 feet to the front property line.

2. Nonresidential and Special Purpose Districts. Required setbacks in nonresidential and special purpose zoning districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following

table:

Obstruction/Feature	Nonresidential District Setback			
	Front	Rear	Interior Side	Street Side
Arches	-	P	-	-
Awnings	-	P	-	-
Balconies	P	P[6]	P	P
Belt courses	P[7]	P[7]	P[7]	P[7]
Cornices	P[5]	P[5]	P[5]	P[5]
Tool sheds, detached or attached	-	P[1]	-	-
Fences	P[2]	P[2]	P[2]	P[2]
Fire escapes, open	P[8]	P[8]	P[8]	P[8]
Flag poles	P	P	P	P
Fountains	P	P	P	P
Garages, detached and carports	-	P[1]	-	-
Geothermal heat pumps and geothermal heat exchange systems (max. 4 feet height)	-	P	P	-

Laundry drying equipment	-	P	-	-
Nameplates	P	P	P	P
Open accessory off-street parking spaces required	P	P	P	P
Ornamental features attached (includes chimney)	P[5]	P[5]	P[5]	P[5]
Ornamental features detached	P[9]	P[9]	P[9]	P[9]
Ornamental light standards	P	P	P	P
Playhouses & play structures	P	P[1]	P	P

Planter boxes, landscape or stormwater	P[4]	P[4]	P[4]	P[4]
Roof overhangs	P[5]	P[5]	P[5]	P[5]
Signs	P[10]	P[10]	P[10]	P[10]
Sills	P[5]	P[5]	P[5]	P[5]
Solar or wind energy systems, building-mounted (see also sec. 24.10.030)	-	P	P	-
Solar or wind energy systems, ground-mounted (see also sec. 24.10.030)	-	P	P	-
Stoops and patio	P	P	P	P
Swimming pools	-	P[11]	-	-
Tennis courts	-	P	-	-
Trees and plants	P	P	P	P
Trellises	P	P	P	P
Water collection cisterns	P[4]	P	P	P[4]
Wheelchair lifts & ramps	P	P	P	P
Wing walls	P[4]	P[4]	P[4]	P[4]

P = Permitted setback obstruction

- = Prohibited setback obstruction

[1] Must comply with accessory structure setbacks.

[2] See Chapter 15.28 of the city code of ordinances.

[3] Not more than 4.5 feet above grade if located more than 2.5 feet into a required setback.

[4] 5 feet maximum—not more than 4.5 feet above grade.

[5] 2 feet maximum into minimum required setback.

[6] 4 feet maximum into minimum required setback.

[7] 1 foot maximum into minimum required setback.

[8] 3 feet maximum into minimum required setback.

[9] Not more than 4.5 feet above grade.

[10] See Chapter 15.14 of the city code of ordinances.

[11] Not closer than 10 feet to any side or rear lot line.

[12] 6 feet maximum into minimum required setback

Part L. Section 24.09.070 of the Wauwatosa Municipal Code of Ordinances is hereby repealed and replaced to read as follows:

24.09.070 RESERVED

Part LI. This ordinance shall become effective on and after its date of passage and publication.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2120

**Agenda Date:** 11/18/2025

**Agenda #:** 1.

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**Resolution approving application for appointment of successor Agent, Brett Zingshem, Walgreens Company, d/b/a Walgreens #03578, 2275 N. Mayfair Road, Suite 102**

WHEREAS, Walgreens Company, d/b/a Walgreens #03578, 2275 N. Mayfair Road, Suite 102, has appointed Brett Zingshem as successor agent for the Class "A" beer and "Class A" liquor license for the period ending June 30, 2026; and

WHEREAS, Brett Zingshem meets the qualifications pursuant to Wis. Stat. Sec. §125.04(5); and

WHEREAS, the Government Affairs Committee reviewed the request and recommends approval.

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa hereby approves the appointment of Brett Zingshem as Successor Agent for the Class "A" beer and "Class A" liquor license issued to Walgreens Company, d/b/a Walgreens #03578, 2275 N. Mayfair Road, Suite 102, for the license period ending June 30, 2026

By: Government Affairs Committee

*Recommendation:* Approve 7-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2121

**Agenda Date:** 11/18/2025

**Agenda #:** 2.

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### **Resolution approving the 2026 Common Council Meeting Calendar**

WHEREAS, the Common Council of the City of Wauwatosa typically meets on the fourth Tuesday of each month; and

WHEREAS, from time to time, certain conflicts necessitate a change in meeting dates; and

WHEREAS, the City Clerk created a full annual calendar of meeting dates of the Common Council and Council Committees for 2025, as shown on the attached Exhibit "A"; and

WHEREAS, the Government Affairs Committee reviewed the calendar on October 21 and November 4, 2025, and recommended approval.

NOW THEREFORE, BE IT RESOLVED that the 2026 Calendar of Common Council Meeting Dates, as attached hereto, is hereby approved.

By: Government Affairs Committee

*Recommendation:* Approve 7-0



# City of Wauwatosa – Final Common Council Calendar

2026

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
28	28	29	30	31		

Common Council Meetings - 6:30 PM

Holidays – City Offices Closed

Financial Affairs Committee Meetings – 6:30 PM  
Financial Affairs Committee – 6:30 PM

Election Days

Standing Committee Meetings – 6:30 PM  
Government Affairs Committee – 6:30 PM  
Transportation Affairs Committee – 6:30 PM  
Community Affairs Committee – 7:30 PM  
Financial Affairs Committee – 7:30 PM  
  
Committee Annual Report Meetings:  
  
Tuesday, March 10  
Tuesday, December 1

\*All times are subject to change



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2160

**Agenda Date:** 11/18/2025

**Agenda #:** 1.

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**Resolution approving the Wauwatosa Village Business Improvement District 2026 operating plan, budget, and proposed assessments**

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa THAT the Wauwatosa Village Business Improvement District 2026 operating plan, budget and proposed assessments for inclusion of the 2025 Property Tac Bills for affected properties be approved.

By: Financial Affairs Committee

*Recommendation:* Approve 7-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2161

**Agenda Date:** 11/18/2025

**Agenda #:** 2.

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**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**

NOW, THEREFORE, BE IT RESOLVED by the Common Council that the term sheet with Samapa Development Company, LLC, be approved as more thoroughly outlined in the November 11, 2025 Financial Affairs Committee meetings.

By: Financial Affairs Committee

*Recommendation:* Approve 7-0

*The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.*

TERM SHEET FOR DEVELOPMENT AGREEMENT  
BETWEEN WATERFAIR APARTMENTS LLC AND CITY OF WAUWATOSA  
REGARDING WATERFAIR APARTMENTS, WAUWATOSA, WISCONSIN

NOVEMBER \_\_\_\_, 2025

1. Developer: Waterfair Apartments LLC, and/or successors and assigns

2. Description of Project: Current structures and facilities located at 10499 W Innovation Drive, Wauwatosa Wisconsin (collectively, the “Property”) will be renovated with subsequent new construction to convert 198 hotel rooms to approximately 146 affordable rental apartments (the “Project”). The Developer and the City of Wauwatosa (the “City”) have estimated that the taxable value of the Project is expected to be in excess of \$18,448,125.

3. City Obligations:

(a) Seek approval for funding described herein through and by creating a new Wauwatosa Tax Increment District #16 (“TID 16”), which includes the site upon which the Project is to be constructed, as well as other areas and parcels near and around the location necessary to complete the projects described within the TID 16 Project Plan. Such funding is subject to approval of the Wauwatosa Common Council. This also includes the creation of a new TID 16 to facilitate the City’s funding obligations outlined herein, which will require various approvals outlined in the timeline provided to Developer.

(b) Cooperate to structure the TIF funding so as to minimize negative income tax or other impacts on Developer.

(c) Within 30 days after receipt of written request, City shall provide to developer commercially reasonable written certification regarding the status of the Project and MRO (defined below).

4. Developer Obligations:

(a) Use commercially reasonable efforts to obtain all necessary zoning, permits, and approvals and complete construction of the Project in accordance with plans approved by City and in all cases generally consistent with the application for TIF financing submitted to the City by the Developer. To the extent any public improvements are included within the scope of work for the Project, complete the installation of same per City specifications and dedicate same to the City upon completion.

(b) Construct the Project substantially in accordance with construction plans reasonably approved by the City.

(c) Pay all City development fees related to the Project, including but not limited to the upfront fiscal consultant fees related to review, negotiation and preparation of the TID agreement and TIF District. City acknowledges receipt of \$10,000 escrow to pay for City consultant

costs related to review of development *proforma* and negotiation of assistance, drafting and negotiating of the TID Agreement. Developer will replenish escrow upon 10-day request and detailed statement of funds expended from the City to cover any costs not covered by the original deposit. Any funds remaining in the escrow account will be returned to the developer within 30 days of final accounting.

(d) All customary permitting, licensing, inspection and plan review fees will be paid by the Developer. An escrow may be required for plan review fees for the City’s engineering department.

(e) Construct the Project and maintain it in good condition through the Termination Date, subject to ordinary wear and tear and damage by casualty. As used in this Agreement “Termination Date” means the expiration or earlier closure of TID 16.

(f) Material changes to construction plans must be approved by the City, such approval not to be unreasonably withheld or conditioned.

(g) Designate the following sustainability features or standards (collectively, the “Sustainability Features”): Retrofit with updated electric meters and thermostats for better efficiency; retrofit lighting systems with LED fixtures; remove old high consumption commercial kitchen and laundry and replace with new high efficiency appliances; provide bicycle storage to increase use of Wauwatosa bike trails and decrease vehicular traffic for MRMC workforce; adaptive reuse of existing building structure; and will work with Focus on Energy to improve items that are amenable to the Project with special attention to lighting and HVAC systems.

(h) Subject to unavoidable or force majeure delays, construction and Substantial Completion of the Project will be as follows:

<b>Commence Construction</b>	<b>Substantially Complete Construction</b>
February 1, 2026	October 31, 2026

(i) Developer will retain and the City hereby approves Oakbrook Corporation as the initial management company for the Project. Developer may replace the initial management company only with a reputable management company with experience in the management of multifamily rental housing developments similar in size to the Project, or as otherwise reasonably approved by the City.

(j) *Intentionally deleted.*

(k) Complete Project substantially in accordance with approved plans.

(l) Developer is required to take commercially reasonable efforts to hire or sub-contract with firms registered as Disadvantaged Business Enterprises with Milwaukee County or the State of Wisconsin Department of Transportation to complete 25% of the construction and professional services (to the extent hired after the date hereof) work for which there are competitive

DBE firms. The Developer also agrees to set a goal of hiring 25% of their additional construction work force needed for this project from distressed zip codes within Milwaukee County. Developer shall not be obligated to hire any DBE firms that are not qualified to perform the applicable scope of work. Moreover, Developer shall not be obligated to hire a DBE firm if the lowest qualified DBE bid is 5% or greater higher than the lowest qualified bid from a non-DBE firm. Developer will work with a consultant hired by the City and paid through the TIF to develop and implement a Participation Plan to meet these goals and provide any necessary documentation for monitoring. (The details of the above goals and requirements will be set out in the Participation Plan).

5. City Financial Assistance: The City shall provide financial assistance in the form of a reimbursement for Developer-Funded Expenditures (defined below).

6. Funding for Developer-Funded Expenditures: The City will make Municipal Revenue Obligation (“MRO”) payments to Developer over the life of TID 16 having a net present value of \$1,850,000 plus interest (such payments totaling \$3,180,465 in the aggregate), as shown in the Tax Increment Projection Worksheet attached hereto as Exhibit B, to Developer as described below:

(a) Developer must submit evidence of adequate funding commitments reasonably acceptable to the City before the City will issue an MRO.

(b) The City will reconfirm the MRO upon Substantial Completion of the Project, subject to any adjustments noted in paragraph 9.

(c) The City will pay an amount equal to 90% of the tax increment (with the City retaining the remaining 10% representing administrative costs which shall include the costs of the annual financial audit, staff time, and construction monitoring) generated annually by the Developer’s Project via an MRO for Extraordinary Project Costs (defined below), including but not limited to the costs identified in paragraph 8 below. This payment will be calculated solely from the property tax payments actually received from the Developer and from no other funds of the City or the Tax Incremental District. Annual payments shall be made to the Developer after the tax liability for that year has been paid in full by Developer, but no later than July 15th. For the avoidance of doubt, the MRO payment in any given year shall not be limited to the amount of the annual MRO payment shown on the TIF Projections for such year, provided that the total amount of the MRO payments shall not exceed the total aggregate maximum amount of the MRO shown in the table below. The City will make payments on the amended amounts until a total aggregate amount as follows for the Project has been paid:

<b>Financing Rate (a/k/a Discount Rate)</b>	<b>Future Value (gross aggregate MRO payments)</b>	<b>Present Value</b>
6.35%	\$3,180,465	\$1,850,000

The future value of \$3,180,465 in the chart above is based on the net present value of \$1,850,000 being monetized at the time of construction completion using an imputed interest rate of 6.35%. Notwithstanding the foregoing, the City agrees to delay funding of administration costs in the first three years of the MRO payments if the Developer demonstrates that failure to do so will cause

Developer to fail a debt service or other covenant with the lender for the Project.

Any and all obligations for payment of the MRO shall expire on the TIF District Expiration Date.

7. The City shall provide a \$275,000 loan to the Developer to be disbursed to Developer within 45 days of request from Developer following receipt of a Permanent Certificate of Occupancy. These funds will be donated by TID 6 to TID 16 based on the representation by the Developer the monthly per unit rents will be at a 15-20% lower cost than that of other new housing developments within the City of Wauwatosa, and intended to be affordable to moderate income individuals, and as such will meet the intention under Wisconsin law of being “low cost housing.” The loan shall become due either at sale of the Project or 90 days prior to the expiration of the TID district, whichever is sooner, and shall carry a 0% interest rate. This loan shall be in a second position to the Project’s primary bank financing, and City will execute a Debt Subordination Agreement upon the written request of the Project’s primary lender; however, this loan may not be subordinate to any other financing without express written prior approval by the City. Any amount outstanding on the loan at its maturity date shall be subject to an interest rate equal to the prime rate as published by the Wall Street Journal (or its equivalent if not available) plus 200 basis points.

8. Extraordinary Project Costs: “Extraordinary Project Costs” means project costs eligible for reimbursement through TID funding under Wisconsin law, examples of which are further described in the chart below. Extraordinary Project Costs can vary between categories but cannot exceed total Extraordinary Project Costs shown in the chart below on a net present value basis. Prior to the issuance of the first MRO payment, the Developer must substantiate the actual Extraordinary Project Costs.

<b>Extraordinary Project Costs</b>	<b>Total</b>
Adding 146 electric meters	\$511,000
Electrical rewiring for code and use change	\$728,000
Initial 8 <sup>th</sup> floor roof replacement	\$255,000
Planned 2 <sup>nd</sup> floor and awning roof replacement	\$270,000
Demolition (commercial kitchen, laundry, restaurant)	\$442,000
Additional plumbing costs due to Concrete flooring	\$376,000
Parking lot repair	\$166,000
Anticipated replacement of end of life Vtac HVAC systems	\$1,500,000
<b>Total</b>	<b>\$4,248,000</b>

\* Developer will need to maintain a larger Replacement Reserve (\$1,000,000.00) to accommodate other systems that while functional now, will approach their end of life at yr 25, in an 18 yr old building such as windows, etc.

9. Adjustment of Reimbursement for Extraordinary Project Costs and Developer-Funded Expenditures for Construction Savings: Following Substantial Completion of the Project, the City will engage a construction expert to review actual development costs vs. budgeted

development costs. Developer's actual development costs shall include the total costs incurred by or on behalf of the Developer, its affiliates or their assignees in connection with the construction of the Project, including any deferred development fee to be paid to Developer, design and engineering fees and all other categories of soft costs included in the final project budget delivered to the City (excluding any amounts remaining in interest and operating reserves as such reserves are also excluded from the budget), and including any amounts required to be deposited into a reserve account by Developer's mortgage lenders at stabilization or at the time of construction cost verification, as applicable. Cost of said expert shall be an eligible TID administrative expense. Developer will provide access to the site and supporting documentation for all line items, including but not limited to, invoices and construction draw documents, to verify the total development costs of the Project and the Extraordinary Project Costs. MRO payments may be withheld until such documentation is provided. If Developer's total costs for the Project are less than the final budget, the City and Developer shall share equally in those cost savings. Developer will have the right to move costs between the line items, except that the Developer overhead and Developer fee shall remain fixed at an overall percentage equal to or less than that shown in the project budget through Substantial Completion of the project. In the event of any savings, the amount of the gross aggregate MRO payments shown in the table in sub. 7(d) will be reduced by 50% of said savings. Developer shall have the right, in its sole discretion, to make a payment to the City equal to the City's share of the savings in lieu of a reduction the MRO payment. If sufficient unpaid TIF funds do not remain at that time, Developer shall pay such amount to the City within 90 days of determination. Said funds shall be applied to the special fund for the TID for uses consistent with the Project Plan. Any such amount which remains unpaid after 90 days shall be levied as a special charge against the property pursuant to Sec. 66.0627, Wis. Stats. If Developer's costs exceed the final approved budget for such items, Developer shall be responsible for all cost overruns. Upon reasonable agreement from the City, Developer may utilize construction savings on additional expenses that will increase the overall taxable value of the project, and any savings so used shall reduce the City's share of such savings.

10. Adjustment of Reimbursement for Extraordinary Project Costs and Developer-Funded Expenditures based on IRR Reproject (the "Reproject"): City Financing is to eliminate any funding gap related to construction of the Project which could not be repaid through anticipated revenues in the future and is based on certain assumptions regarding likely costs and income associated with the Project. The tax increment assistance will be subject to a one-time Reproject to be performed by the City's municipal advisor sixty (60) days after the earlier of: (i) the date that is five years after the date of Stabilization (as defined below); and (ii) the date of sale of the Project (limited to the sale of the apartment building and not including the sale of any outlots).

(a) If the Reproject is performed based on the date of Stabilization, and the Project's Internal Rate of Return (the "IRR"), which will be calculated in accordance with the example attached as Exhibit A, exceeds 15.0%, then the gross aggregate amount of the remaining MRO payments will be reduced by an amount equal to 50% of the amount by which the IRR exceeds 15.0%. Such reductions shall be taken from the end of the projected MRO payments. Developer agrees to provide reasonable background documentation of actual Project costs, project sources, and financing terms to construct the Project as well as the actual income and operating expenses for the period from the date of Substantial Completion through the date which triggers the Reproject as described herein. The future projections shall be based upon 3% income growth, 4% expense growth, 1% annual increase for real estate taxes, 2% MRIC fee increase, 6% capitalization rate, and actual

permanent financing loan terms, calculated as of the 10<sup>th</sup> year (2035). Notwithstanding the foregoing, the future projections shall be based on: (i) fully- stabilized and assessed real estate taxes, (ii) fully-stabilized operating expenses, (iii) replacement reserves equal to \$850 per unit per year (subject to the 3% growth rate), and (iv) the contribution of the MRO payments to the determination of the projected mortgage amount based on the projected remaining MRO payments discounted at the actual discount rate. As used herein, “Stabilization” means the earlier of (i) the last day of the third consecutive calendar month during which the Project is at least 95% leased and (ii) the date Developer closes on permanent (non-construction) financing for the Project. City shall provide the Developer written notification and an opportunity to review the calculations if the Reproject results in a reduction to the MRO payments. Upon request by the City, Developer shall provide an accounting of the current replacement reserve balance and an accounting of its uses, if any, at the time of the reproject, evidencing that replacement reserves have been used only for these capital expenses provided for under section 11, below. Any improper uses of replacement reserves, as reasonably determined by the City, shall become a further reduction of the MRO on a dollar for dollar basis in addition to any reduction based on the reproject described in this section. If a sale occurs following the reproject upon ~~Satbilization~~Stabilization but before the City has exhausted its MRO obligations, any replacement reserve balance in excess of 25% of the then-contributed replacement reserves shall reduce the City’s future obligations on a 50% basis. If there are not sufficient remaining MRO payments to cover these reductions, Developer shall pay to the City such difference. For example, if the property is sold and the City only owes Developer \$100,000 in MRO, but the replacement reserve balance is \$250,000 over the 25% contributed threshold, then Developer shall owe City  $\$250,000/2 = \$125,000$  less the \$100,000 MRO outstanding, or \$25,000 in sale proceeds.

(b) If the reproject is triggered by a sale of the Project (limited to the sale of the apartment building and not including the sale of any outlots), and based on such review the investor IRR exceeds 15.0%, the City shall receive 50% of the proceeds above the 15.0% IRR not to exceed the net present value total amount of the City assistance provided at the closing of the sale, and future MRO payments will remain unchanged. Upon request by the City, Developer shall provide an accounting of the current replacement reserve balance and an accounting of its uses, if any, at the time of the reproject, evidencing that replacement reserves have been used only for these capital expenses provided for under section 11, below. Any improper uses of replacement reserves, as reasonably determined by the City, shall become a further reduction of the MRO on a 100% (dollar-for-dollar) basis in addition to any reduction based on the reproject described in this section. If there are not sufficient remaining MRO payments to cover these reductions, Developer shall pay to the City such difference from sale proceeds. At the time of sale, if and only if the reproject is based on Sale and not Stabilization, Developer shall have the option of either taking as a distribution any replacement reserve balance which shall be incorporated into the IRR reproject as an additional cash flow distribution in that year, or may include any replacement reserve balance in the sale of the project as this higher purchase price will then be used to calculate the reproject.

11. Replacement Reserves: Waterfair Apartment LLC’s replacement reserve is an interest-bearing fund that must be established and maintained by the Project owner to aid in funding extraordinary maintenance, repair, and replacement of capital items. These funds are specifically intended for major structural elements and building systems that wear out over time as the building was built in 2007.

(a) Purpose: To ensure the long-term physical and financial health of the Project

by having a financial safety net for major, non-recurring expenses. This prevents potential disruptions in revenue that could hinder debt repayment.

(b) Funding: The owner is required to make monthly or annual deposits into the reserve account in an amount determined by lender agreements, which is often guided by a Project Capital Needs Assessment (PCNA).

(c) Administration: The RR funds must be held in a separate interest-bearing, federally insured account.

(d) Usage: Funds may only be drawn from the reserve with the Cap Ex Eligible Items as directed.

(e) Eligible Uses: Common eligible capital expenditure included, having a minimum value of over ~~\$2,55,000~~ or have an estimated useful life of greater than 10 years. Items may include but are not limited to:

1. Substantial structural repairs, roof repair or replacement, window systems replacements
2. Replacement or repair of HVAC systems, Electrical, Fire & Life Safety Equipment
3. Repaving, resurfacing parking lots, sidewalks, and driveways.
4. Repair or overhaul of elevator systems
5. Replacement of Common Area Flooring.

(f) Ineligible Uses: The funds cannot be used for items below value threshold or distributions. Examples of excluded items might include Unit Turnover Painting & Cleaning, Landscaping and Snow Removal. In no event may the funds be used to cover operating deficits or any other operational expenses.

(g) These restrictions on replacement reserves shall remain in place so long as the City has any remaining MRO obligations to the Developer.

12. Minimum Equalized Value: Subject to Section 14 below, after January 1, 2028, and thereafter during the life of TID 16, Developer will not challenge the value of the property through the assessment process to a value below \$18,448,125 (the "Minimum Equalized Value") unless uninsured damage to the Property reduces value to a lower amount.

13. Property Taxes: Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement. The Developer has contractual (as well as statutory) obligations to pay property taxes and shall avoid causing the reduction of property taxes through (a) willful destruction of the Project; (b) willful refusal to reconstruct damage or destroyed property if sufficient insurance funds are available; (c) seeking exemption from property tax; or (d) application for a deferral of property tax.

The Developer agrees that prior to the Termination Date:

- i. It will not seek administrative review or judicial review of the applicability of

any tax statute relating to the ad valorem property taxation of real property contained on the Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Property, including delinquent tax proceedings; provided, however, “tax statute” does not include any local ordinance or resolution levying a tax, and nothing in this sub (i) shall prevent Developer from challenging the property tax assessment for the Project in accordance with the terms of the Agreement;

- ii. It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Property; provided, however, “tax statute” does not include any local ordinance or resolution levying a tax, and nothing in this sub (ii) shall prevent Developer from challenging the property tax assessment for the Project in accordance with the terms of the Agreement;
- iii. It will not seek any tax deferral or abatement, either presently or prospectively authorized under any State or federal law, of the ad valorem property taxation of the Property between the date of execution of this Agreement and the Termination Date.

14. Tax Petitions: If the Developer brings a petition challenging an assessment of the Project, the Developer must inform the City of such petition. During the pendency of any such action, the City may temporarily withhold the portion of the MRO payments for the years subject to challenge that are in excess of the Minimum Equalized Value or the requested value, whichever is greater. Developer would receive MRO payments for all years that the taxes were paid. Upon resolution of Developer’s tax petition, any Available Tax Increment deferred and withheld will be paid, without interest thereon, to the extent payable under the final determination of the assessed value. Notwithstanding anything to the contrary, Developer may challenge an assessment below the Minimum Equalized Value if the assessment on the Property on a per unit basis is more than 5% greater than the average per unit assessment of projects of similar style and level of amenities within Wauwatosa.

15. Tax Exempt Covenant: The Developer shall enter into a restrictive covenant requiring any owner of the Project to make payments in lieu of taxes, in an amount equal to the amount of property taxes which would otherwise be payable to all taxing jurisdictions, in the event that all or any portion of the Project site becomes tax exempt during the life of TID 16 and for 20 years thereafter. The covenant shall be recorded and shall run with the land.

16. Bike Share Station: If the public bike-share system in the City of Wauwatosa is designed to include a station located at or adjacent to the Project, Developer will permit the installation of said public bike-share station, which station must be consistent with the capacity and other characteristics recommended or anticipated in the overall system design. If such station is installed, Developer shall be responsible for the cost of operation of such station, to a maximum of

\$2,500 per year for the life of the TID.

17. Further Conditions: The Development Agreement shall contain such additional provisions and assurances as are customarily contained in similar agreements with the City and shall provide for tax incremental financing as set forth herein.

18. Project Valuation Information: During construction and prior to Project stabilization, Developer will provide the City Assessor with customary plans and rent and operating expenses in a format as necessary to reach an accurate and defensible valuation of the Project for purposes of real and personal property taxation. Following project stabilization, Developer will provide the City Assessor with the necessary income and expense information annually for the accurate valuation of the Project during the life of TID 16 consistent with the type and quantity of information that is customarily requested by the City's Assessor for like properties, which information shall be maintained in confidence in a manner consistent with Wisconsin law. The parties agree that other financial reports and information considered confidential by the Developer required to be provided by Developer to the City under this Agreement shall be provided to the City's outside financial consultant for review on behalf of the City. At the request of the Developer, all financial reports and information provided to such financial consultant in connection with this Agreement shall be held and treated as confidential and shall not be part of the public record associated with the Project, if and as may be permitted under the Wisconsin Public Records Law, Wis. Stats. §§19.21 et seq (the "Public Records Law").

19. To the extent in compliance with applicable law, if any tax, assessment or like charge is properly imposed on or assessed against the Project or the use and operations thereof or income therefrom, as an alternative to, a replacement of, or as supplemental to, any or all of the property taxes that are intended by the parties hereto to constitute the Tax Increments, or increment or like revenues under the Tax Increment Law or any equivalent, then such taxes, assessments, and charges shall be deemed to be Tax Increments hereunder and shall be disbursed as set forth in this Agreement. Notwithstanding the foregoing, special assessments and special charges levied by the City for permitted purposes not already within the scope of this Agreement, such as to pay for improvements and services that may benefit the Property or the Project, shall not be included as Tax Increments.

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**Exhibit A**

**Example of Internal Rate of Return Calculation**

[to be inserted]

**Exhibit B**  
**Tax Increment Projection Worksheet**

4902-4041-6376, v. 1



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

**File #:** 25-2122

**Agenda Date:** 11/18/2025

**Agenda #:** 3.

### Resolution approving the 2026 City of Wauwatosa Operating and Capital Budgets

WHEREAS, a summary of the proposed budget for the year 2026 has been published in the official newspaper of the City on October 8, 2025, together with the notice of public hearing on the proposed budget held on October 28, 2025; and

WHEREAS, said public hearing was held at the time and place stated in said notice and opportunity given to everyone present who desired to be heard on the proposed 2026 budget;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT pursuant to said hearing as follows:

1. That there be and there is hereby appropriated for the various City purposes for the year 2026 and the re-estimated 2025 budget, the amounts as shown in the attached summary.
2. That the departmental balances, if any, in the general appropriations account shall, on December 31, 2025 revert to the Unappropriated General Fund Balance, except purchase order and contract balances and the following:

<u>Account No.</u>	<u>Account Title</u>
10114000- All objects	Historic Preservation Commission
10115000- All objects	Senior Commission
10210000-6604	Police-Expenditures from Donations - General
10210102-6604	Police-Expenditures from Donations - Community Support
10210110-6604	Police-Expenditures from Donations - K9
10220000-6609	Emergency Management
10410000-6604	Health - Expenditures from Donations
10635000-4404	Reserve Liquor License to be used for Bike/Ped if in excess of budgeted revenue
10340000-4831	Small Cell Revenue to be used for landscaping and Streetscaping
14210000-6024-AFSTA	Drug Asset Forfeiture-State
14210000-6025-AFTRE	Drug Asset Forfeiture-Treasury Funds
14210000-6026 -AFJUS	Drug Asset Forfeiture-Justice Fund
14220000-6603-EMT	Fire Department EMT Grant
14220000-6603-TOWER	Fire Department Training Tower fund
14220000-6604	Fire Department Donations

3. That the position control be amended to reflect those positions created or abolished by the budget.
4. That the 2026 consolidated fee schedule is hereby approved as recommended by the Financial Affairs Committee during the budget review process and made available for public review at the office of the City Clerk. The 2026 Engineering site plan review fee change will be effective retroactively to 11/1/2025
5. That the City Administrator is hereby authorized to implement budgeted salary increases by providing a 3.0%

cost of living adjustment to all general employees.

6. That monthly health, dental and vision insurance rates for 2026 be as follows:

Health Insurance			
UHC	Employee Only:		\$837.12
	Employee + Spouse:		\$2,092.80
	Employee + Child(ren):		\$1,674.24
	Family:		\$2,511.36
Dental Insurance			
Humana	Employee Only:		\$42.58
	Employee + Spouse:		\$85.15
	Employee + Child(ren):		\$104.31
	Family:		\$157.53
Care Plus	Employee Only:		\$37.73
	Employee + Spouse:		\$75.46
	Employee + Child(ren):		\$86.78
	Family:		\$135.49
Vision Insurance			
Superior	Employee Only:		\$4.63
	Employee + Spouse:		\$9.25
	Employee + Child(ren):		\$10.25
	Family:		\$16.16

7. That the Sanitary Sewer rate be increased 3.0% per 100 cubic foot (ccf) to:
- 3.4108 per ccf up for the first 50 CCF
  - 5.1162 per ccf for 51-200 CCF
  - 6.8216 per ccf over 200 CCF
8. That the Storm Sewer rate be increased 5.0% per Equivalent Residential Unit (ERU) to:
- 35.63
9. That the 2026-2030 Capital Plan represent adopted policy
10. That the following vendors will be utilized with funds included in the 2026 Budget unless otherwise noted:
- Axon Enterprise Inc. for 10-year contract for body-worn camera and associated equipment and services as described in the Police narrative.
  - Floweigh for testing and calibration of large water meters
  - Graef for professional services to provide water modeling for new water mains, fire flow scenarios for main extensions and additional water model scenarios at the City's direction
  - ABT Mailcom for bill and insert processing, printing and mailing
  - Conway Shields for Fire turnout gear
  - Badger Meter for water meters
  - Baxter Woodman for site plan review services
  - Dixon Engineering for Water Tower related engineering
  - Toter for curbside refuse bins
  - Aqua Backflow for water cross connection inspections
  - Midwest Meter for testing and calibration of large water meters

- l. Westrum Leak Detection for water leak detection survey of all City owned fire hydrants
- m. OnPoint Insights, LLC for website development and hosting
- n. United Health Care for claims administration in 2026 totaling an estimated \$152,712
- o. Care Plus dental services 2-year contract. Estimated 2026 contract of \$163,030.
- p. Humana for dental claims administration in 2026 totaling an estimated \$14,618
- q. Froedtert Workplace Clinic 3-year contract. Estimated 2026 contract of \$215,968.
- r. Froedtert Worforce Health 3-year contract for health appraisal services. Estimated 2026 contract of \$46,000.
- s. Froedtert Workforce Health 3-year contract for wellness coaching services. Estimated 2026 contract of \$44,850.
- t. Symetra for stop loss insurance in 2026 for an estimated \$2,943,974

BE IT FURTHER RESOLVED THAT the sum of \$ \_\_\_\_\_ be and it is hereby levied and assessed upon all of the taxable property, both real and personal, in the City of Wauwatosa, assessed for taxation in said City for the 2025 tax year/ 2026 budget year for City purposes.

By: Financial Affairs Committee

*Recommendation:* Operating Budget: Approve 6-1 / Capital Budget: Approve 8-0



# DEPARTMENT OF PUBLIC WORKS



## BUDGET SNAPSHOT

	2025	2026	Change
Exp	\$20,161,114	\$21,496,470	\$ 1,335,356
Rev	\$10,602,369	\$12,199,789	\$ 1,597,420
Net Cost	\$ 9,558,745	\$ 8,824,050	\$ (734,696)
FTE's	109.01	109.51	0.50

## MAJOR CHANGES

- ~~The City's curbside yard waste collection program will be modified to monthly collection vs. the current bi-weekly collection.~~
- The City's Drop Off Center will no longer charge a fee for yard waste beginning in 2026.
- Yard waste carts will now be available for purchase.

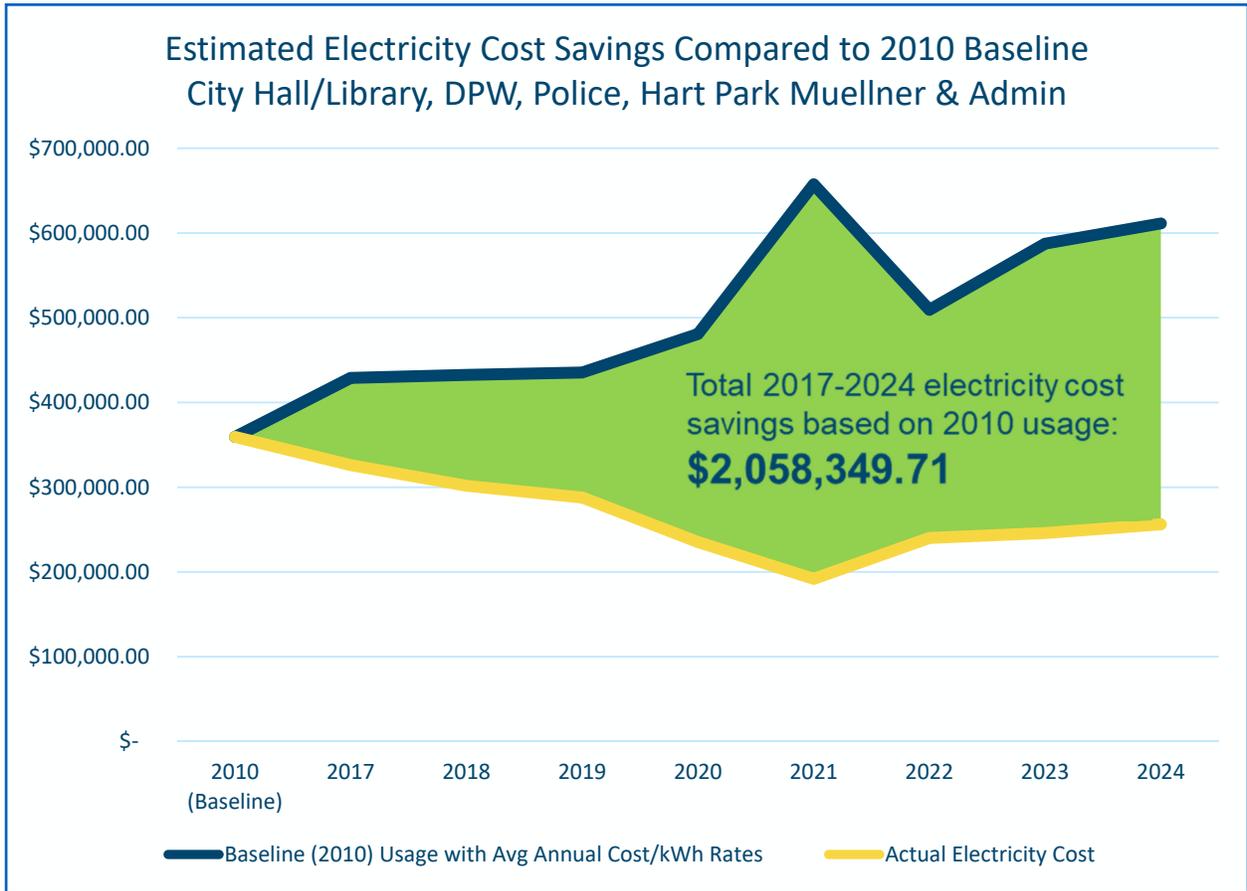
Learn more about the Department of Public Works in [our annual report](#).

## CORE RESPONSIBILITIES

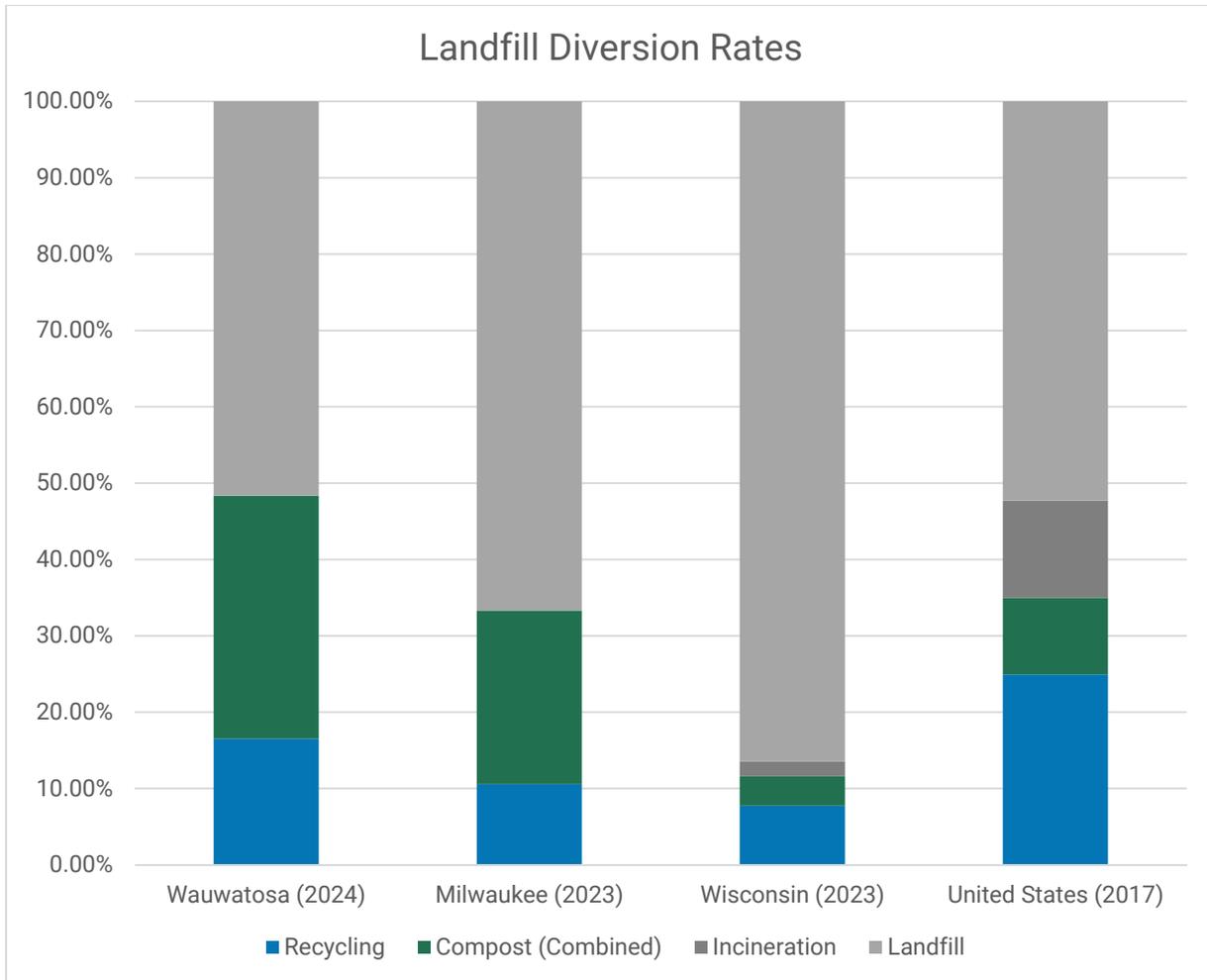
- Maintain over 200 miles of city streets including snow and ice removal, surface maintenance, and rehabilitation and reconstruction work.
- Ensure that city streets are well-lit and traffic signal systems and signs are kept in good condition.
- Provide curbside collection services for over 17,000 households, including refuse, recycling, yard waste, and leaves.
- Deliver complete care, maintenance, and replacement of all city-owned trees and landscaping.
- Maintain city parks and provide amenities that balance the many needs of the community.
- Provide safe, reliable, and well-maintained vehicles, equipment, and buildings to meet the needs of employees and the public.
- Provide engineering services for all City capital projects and operational needs.



## PERFORMANCE MEASURES



Electricity rates continue to rise. Without energy efficiency upgrades and solar installations, the 2024 electricity cost for the five municipal buildings would be more than double our actual 2024 cost with over \$2 million in savings between 2017 and 2024. 2017 represents the year that the City began investing in building efficiency improvements and solar installations.

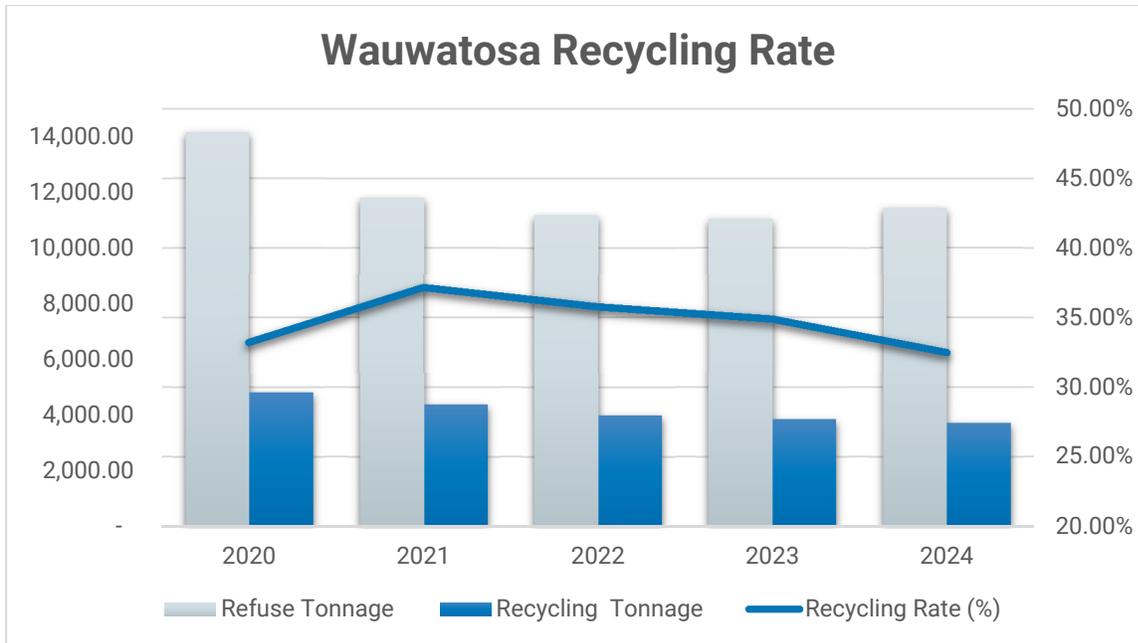


“Diversion rate” measures how much of our waste we keep out of the landfill by recycling or composting instead. The higher the diversion rate, the more materials are being reused, recycled, or composted rather than thrown away.

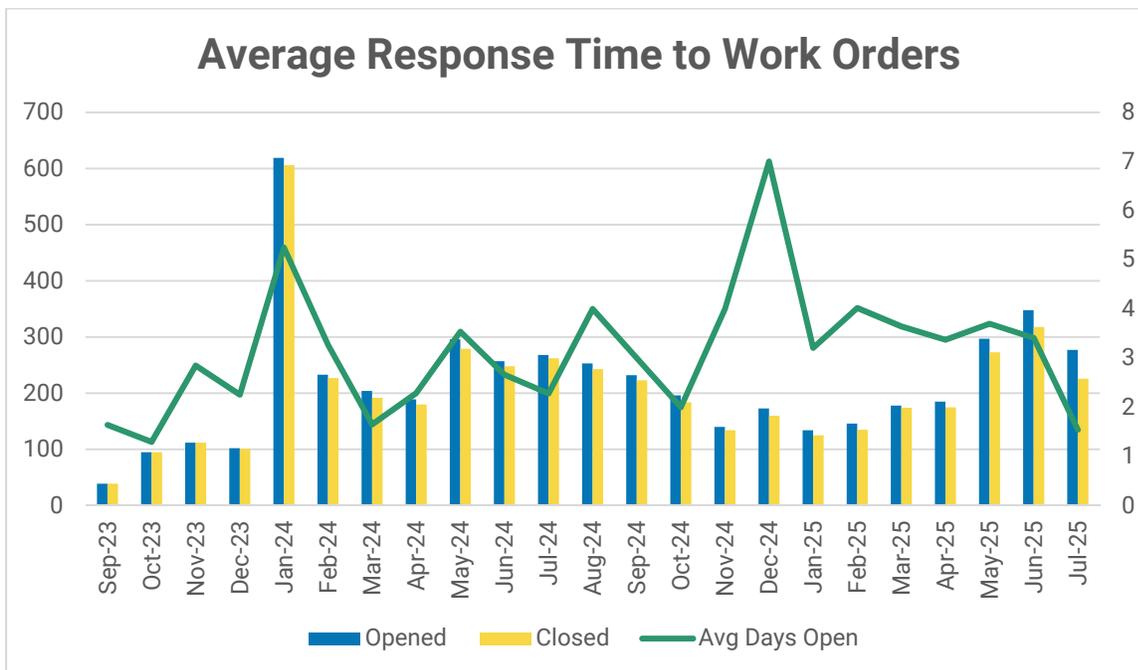
In this chart:

- Blue shows recycling, such as cans, bottles, paper, and cardboard.
- Green shows yard waste and composting efforts, including leaf collection and the Compost Crusaders program.

Wauwatosa’s Municipal Solid Waste Diversion Rate is higher than both the state average and that of similar communities, meaning our residents are doing a strong job separating materials and reducing landfill waste.



Recycling tonnages continue to show a gradual decline, likely due to factors such as packaging “lightweighting,” reduced paper consumption, and a shift toward bulkier cardboard packaging, which can quickly fill recycling carts despite lower overall weight. Also of note, refuse collection tonnages have decreased as well, indicating a broader reduction in total waste generation in Wauwatosa.



Since the implementation of Tyler 311 (Service Request Access), the City has achieved an average response and completion time of three (3) days for resident service requests. This average accounts for any additional time needed to obtain information or follow up with residents to fully address the request. It is important to note that this metric excludes work orders requiring scheduled appointments, such as special collections or meter services, which follow a different timeline.



## NEXT YEAR'S GOALS

- Modify the City's yard waste collection program to reduce annual operating expenses.
- Reconstruct the city's drop-off center and add compactors to reduce annual operating expenses as well as reduce our carbon footprint by decreasing the number of dumpster transport trips.
- Expand the City's reckless driving reduction program through use of the vehicle registration fees to build additional physical improvements on City streets.

## BUDGETARY CHANGES – PUBLIC WORKS OPERATIONS

### NEXT YEAR BUDGET REQUEST

CREDIT CARD PROCESSING FEES DECREASE	\$8,600
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Credit card fees are analyzed in detail and allocated proportionally based on actual usage.

INTERNAL SERVICE CHARGES INCREASE	\$6,542
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- Increase for Fleet internal service charges including a 5% escalator to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve.
- Increase Information Systems internal service charges.
- Increase for General Liability insurance costs.

## BUDGETARY CHANGES – ROADWAY MAINTENANCE

### CURRENT YEAR BUDGET REESTIMATE

SNOW AND ICE CHEMICAL SALES REVENUE DECREASE	\$5,000
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Previously, brine was purchased by three different municipalities, however, beginning in 2025 only one municipality now purchases brine from the City. Brine sales and fees for snow and ice removal fluctuate based upon weather. As such the revenue budget is being reduced by \$5,000 to \$7,000 annually.

### NEXT YEAR BUDGET REQUEST

SNOW AND ICE CHEMICAL SALES REVENUE DECREASE	\$5,000
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It is anticipated only one municipality will continue purchasing brine, compared to three in previous years. Because brine sales and snow and ice removal fees vary depending on weather conditions, the revenue budget has been adjusted to reflect this change, with a reduction of \$5,000 to \$7,000 annually.

VEHICLE REGISTRATION FEE REVENUE INCREASE	\$69,000
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There is **no proposed increase** to the vehicle registration fee in 2026. The \$15 vehicle registration fee that was implemented in 2025 did not apply to all registered vehicles in 2025 given the timing of the implementation with the State's Department of Motor Vehicles. This budgetary increase reflects collecting the fee from all registered vehicles for an entire calendar year in 2026.



**VEHICLE REGISTRATION FEE EXPENSE INCREASE** **\$69,000**

Expenses for traffic calming measures, and expanded maintenance activities such as pothole patching, sealcoating, crack filling, and pavement marking are to be funded by vehicle registration fee revenues, which are budgeted to increase by \$69,000 in 2026. \$50,000 is planned to be utilized for crack filling/seal coating, with the remainder added to reckless driving reduction initiatives.

**INTERNAL SERVICE CHARGES INCREASE** **\$115,092**

- Increase for Fleet internal service charges including a 5% escalator to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve. This increase is also related to increased repair costs as our snow removal equipment ages.
- Increase for Public Works building rent allocation.

**BUDGETARY CHANGES – TRAFFIC CONTROL**

**NEXT YEAR BUDGET REQUEST**

**COLLECTION WRITE OFF ESTABLISHMENT** **\$5,000**

Traffic signals are insured by Municipal Property Insurance Company and \$5,000 is the City’s deductible for property in the open. As such \$5,000 has been added to the budget to cover this amount for significant traffic signal equipment damage as well as any smaller claims not collected due to unresponsive individuals and/or lack of responsible party insurance coverage.

**WAGES DECREASE DUE TO REALLOCATION** **(\$55,701)**

As the City’s electrical systems increase in scope and complexity the need to have an in-house electrical engineer has continually increased. With the retirement of the City’s Traffic & Electrical Superintendent, an opportunity arose to reconsider how work is completed. One FTE was removed from the Traffic & Electrical Divisions (half from each) and reallocated to the Engineering Division to hire an Electrical Engineer who will support maintenance and capital improvement work across all City departments. These wages are removed from this area and added to the Engineering budget.

**INTERNAL SERVICE CHARGES INCREASE** **\$12,004**

- Proportionate share of Public Works Building rent has increased.
- Increase for Fleet internal service charges including a 5% escalator to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve.

**BUDGETARY CHANGES – ELECTRICAL**

**NEXT YEAR BUDGET REQUEST**

**WE ENERGIES RATE INCREASE** **\$10,970**



WE Energies rate increase of 4.34% was part of the overall 2025-2026 rate case approved by the Public Service Commission in late 2024. The 2026 rates will be effective as of January 1, 2026, resulting in an estimated increase of \$10,970.

**WAGES DECREASE DUE TO REALLOCATION (\$55,701)**

As the City’s electrical systems increase in scope and complexity the need to have an in-house electrical engineer has continually increased. With the retirement of the City’s Traffic & Electrical Superintendent, an opportunity arose to reconsider how work is completed. One FTE was removed from the Traffic & Electrical Divisions (half from each) and reallocated to the Engineering Division to hire an Electrical Engineer who will support maintenance and capital improvement work across all City departments. These wages are removed from this area and added to the Engineering budget.

**CLAIMS DECREASE (\$10,000)**

The claims expense account has been reduced to align with actual spending trends. Specifically, the adjustment reflects supplies purchased for repairs and replacements of electrical poles that are generally damaged in vehicular accidents.

**COLLECTION WRITE OFF ESTABLISHMENT \$10,000**

While the City seeks reimbursement from parties responsible for damage to City property, not all claims are able to be collected due to unresponsive individuals and/or lack of responsible party insurance coverage. Establishing this account allows for a more accurate reflection of uncollected revenue.

**INTERNAL SERVICE CHARGES INCREASE \$4,736**

- Proportionate share of Public Works Building rent has increased.
- Increase for Information Systems internal service charges.
- Increase for Fleet internal service charges including a 5% escalator to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve.

**BUDGETARY CHANGES – SOLID WASTE**

**CURRENT YEAR BUDGET REESTIMATE**

**RECYCLING PROCESSING DECREASE (\$107,766)**

Recycling commodity values continue to trend above our budgeted commodity revenue share value in 2025. It’s estimated that there will be a savings of \$107,766 in recycling processing expenses. Of that savings, \$24,000 will be used to purchase a bulk order of carts from Toter to be sold as yard waste carts beginning in 2026. The remaining balance of \$83,766 will be moved to the Recycling Stabilization Fund that is used to off-set revenue downturns. The re-estimated recycling expenses for 2025 will now be \$120,000.

**CART PURCHASE EXPENSE \$24,000**

In order to expand our inventory of replacement refuse and recycling carts as well as preparing for yard waste carts, we will be ordering a significant number of new carts. As part of the 2026 levy reduction plan, which reduces the frequency of curbside yard waste collection, the option of purchasing a 96-gallon yard waste cart will now be offered. Yard waste carts will offer several benefits to residents:



- More capacity and increased weight limit (200 lbs)
- No need to bundle brush inside the cart
- Easier set out with wheeled carts
- No container labeling required
- Cleaner curbside appearance
- Similar to current refuse and recycling carts, the City will repair lids and wheels for no cost and replacement carts will be available for purchase.

**RECYCLING STABILIZATION FUND CONTRIBUTION** **\$83,766**

As part of the City’s recycling agreement with Waste Management, the city receives an 80% share of the market value of its recyclables. This market is highly volatile, which can negatively impact the Solid Waste budget when values decline. To address this, the Recycling Stabilization Fund was established to manage downturns in the market, which have historically been significant and unpredictable. With anticipated savings in recycling processing expenses, we will contribute \$83,766 to the Recycling Stabilization Fund for 2025.

**NEXT YEAR BUDGET REQUEST**

**OTHER PUBLIC CHARGES REVENUE (CART SALES) INCREASE** **\$14,000**

As part of the 2026 levy reduction plan, the option of purchasing a 96-gallon cart will now be offered for \$85.00 per cart. In addition, the current fee for recycling and refuse carts is being increased from \$70.00 to \$85.00 in order to be more in line with current material, maintenance and labor costs. Based on the addition of yard waste cart sales, fee increase and historical refuse and recycling cart sales, the budgeted revenue will be increased by \$14,000.

**DROP OFF CENTER REVENUE DECREASE** **\$15,000**

As part of the 2026 levy reduction plan, which reduces the frequency of curbside yard waste collection, the fee to drop off yard waste at the City Drop Off Center will be eliminated. Average revenue for annual yard waste passes is \$15,000. The revenue loss for the individual \$5 yard waste passes is unknown at this time, however, the revenue loss will be recuperated through the sale of refuse, recycling and yard waste carts and increase to revenue of brush/special event collections services.

~~**YARD WASTE SALARY & BENEFITS DECREASE** **(\$64,171)**~~

~~AS PART OF THE 2026 LEVY REDUCTION PLAN, THE REDUCTION IN FREQUENCY OF CURBSIDE YARD WASTE COLLECTION WILL RESULT IN A SALARY & BENEFIT EXPENSE DECREASE OF \$64,171. THE DECREASE IN SALARY AND BENEFIT EXPENSES WILL BE ALLOCATED TO THE STORMWATER BUDGET TO BE USED FOR STREET SWEEPING, IN-HOUSE SEWER TELEVISIONING, AND CATCH BASIN CLEANING. THIS ADDED EXPENSE TO THE STORMWATER BUDGET WILL BE OFF-SET BY REDUCING THE TELEVISIONING BUDGET. FINANCIAL AFFAIRS COMMITTEE AMENDED THE EXECUTIVE BUDGET TO RESTORE YARD WASTE COLLECTION TO STATUS QUO 2025 SERVICE LEVELS. THEY THEN DIRECTED STAFF TO INCLUDE A SUBSCRIPTION SERVICE MODEL WITH AN ANNUAL PRICE OF \$50 PER CART FOR THE 2027 COLLECTION YEAR. THIS WILL RESULT IN THE USE OF \$64,171 OF SURPLUS APPLIED IN THE 2026 BUDGET.~~



**RECYCLING PROCESSING DECREASE (\$20,629)**

Based on continued trends of recycling material values, the City share of commodity revenue budgeted will be increased from \$55.00 per ton to \$65.00 per ton. This will result in a savings of \$20,629. This does factor in the contractual annual fee increase under the contract with Waste Management.

**REFUSE PROCESSING CONTRACT INCREASE \$16,330**

Under the contract with Waste Management for refuse processing services, the processing fee can increase annually based upon CPI-U, utilizing the Water, Sewer and Trash Collection rate table with a maximum increase of 5%. A 5% increase has been assumed for 2026 and included in the budget.

**DROP OFF CENTER CONTRACTS INCREASE \$5,036**

Under the contract with Waste Management for refuse processing services, the processing fee can increase annually based upon CPI-U, utilizing the Water, Sewer and Trash Collection rate table with a maximum increase of 5%. A 5% increase has been assumed for 2026 and included in the budget.

Likewise, the contract with John’s Disposal for dumpster service at the Drop Off Center, the per dumpster hauling fee can increase annually based upon CPI with a maximum increase of 5%. A 5% increase has been assumed for 2026 and included in the budget.

**INTERNAL SERVICE CHARGES INCREASE \$28,997**

- Proportionate share of Public Works Building rent has increased.
- Increase for Fleet internal service charges including a 5% escalator to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve.

**BUDGETARY CHANGES – FLEET**

**CURRENT YEAR BUDGET RE-ESTIMATE**

**FLEET CAPITAL - POLICE INCREASE \$30,000**

Council resolution #R-25-93 approval to order (1) 2025 right-hand drive Jeep Wrangler Parking Checker vehicle for \$30,000 ahead of our 2026 budget, to be purchased using Fleet Capital - Police equipment funds (account #21210000-7001). The early purchase is needed due to a lack of 2026 manufacturing and availability projected through our State bid contract dealer, Ewald’s Ford.

**TOOLS INCREASE \$1,500**

Additional funding required for the purchase of a portable Hytorc impact battery powered torque gun. This safety tool addition is expected to greatly prevent and reduce workplace injuries vs. using our current two-man under chassis torque procedures. The torque gun is \$2,995 and will be partially funded by the CVMIC Safety Risk funds of \$2,400. The remaining additional funds required is \$1,500.

**NEXT YEAR BUDGET REQUEST**

**NEW 2026 EQUIPMENT EARLY ORDER \$1,105,000**



The following is a list of the 2026 equipment and vehicle purchases, with funds from General Purpose Equipment. The vehicles have been approved to order ahead of the 2026 budget approval process per Council resolution R-25-109.

- Five (5) 2026 Ford Explorer Interceptor Utility Police vehicles purchased through our State bid contract with Ewald’s Ford. This also includes funding all Fleet-supplied equipment including Blue-Print software controls, light bars, 360 exterior lighting, prisoner cages, push bars, and all up-fitting equipment. This ensures our squads have the latest lighting and safety technologies for our Police department.
- One (1) 2026 Peterbilt 520 tandem chassis with Labrie 31-yard refuse dump body through our local Labrie refuse truck dealer Rnow.
- One (1) 2026 Freightliner SD108 tandem chassis to be purchased through our local Freightliner dealer Truck Country for our Prentice 2124 Log loader body.
- One (1) 2026 Prentice 2124 Log loader dump body including all required add-ons and hydraulics to be installed onto our City-supplied Freightliner SD108 chassis through I State truck center.

**NEW 2026 EQUIPMENT REQUESTED \$520,000**

- One (1) 2026 Peterbilt 520 tandem chassis w/Labrie 31-yard refuse dump body through our local Labrie refuse truck dealer Rnow for \$465,000. This is being requested as part of the 2026 budget approval process as elevated vehicle and repair parts price increased, including long delivery/build times. Upon approval we are estimating this second ASL truck build/completion with deliver by spring of 2027.
- Purchase an extended two (2) year or 200,000 miles warranty for our current six (6) Peterbilt Labrie refuse trucks through our local Jx Peterbilt dealer. This extends our current warranties that are set to expire in 2026 to reduce expected long-term repair costs. Total cost for the extended warranty is \$55,000.

**FUEL EXPENSE DECREASE \$125,266**

Decrease the 2026 budget amount for fuel based on the Energy Information Administration (EIA) projected prices for 2026, this reduction also includes the additional \$3,000 savings we expect by reducing monthly yard waste collections to once per month.

EIA projected 2026 fuel cost per gallon:

- Diesel - \$ 3.27 Gal.
- Unleaded - \$2.56 Gal.

**FLEET REPLACEMENT \$251,977**

We are budgeting a 5% increase in order to plan for future Fleet replacements to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve.

**INTERNAL SERVICE CHARGES INCREASE \$58,558**

- Proportionate share of Public Works Building rent has increased.

**BUDGETARY CHANGES – FORESTRY**

**NEXT YEAR BUDGET REQUEST**



<b>OVERTIME</b>	<b>\$5,000</b>
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Based on a review of historical overtime expenditures the overtime budget has been increased by \$5,000. Over the past several years, weather-related emergencies have required additional staff hours beyond regular shifts to ensure timely response and maintain public safety. This adjustment better reflects actual staffing needs for weather-driven workload increases and ensures sufficient funding is available to support essential services during peak demand periods.

<b>INTERNAL SERVICE CHARGES</b>	<b>\$56,677</b>
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- Proportionate share of Public Works Building rent has increased.
- Increase for Information Systems internal service charges.
- Increase for Fleet internal service charges including a 5% escalator to help offset significant equipment cost increases due to inflation, although this will not fully offset the impact inflation has had on the Fleet Reserve.

## BUDGETARY CHANGES – PARKS

### CURRENT YEAR BUDGET REESTIMATE

<b>FACILITIES REVENUE DECREASE</b>	<b>\$91,000</b>
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Based on revenue collected to date, anticipated bookings through the remainder of the year and the abbreviated 2025 Curling Club season, total projected revenue has been adjusted to an estimated \$37,000. The delay in licensure for Pour Inc. resulted in fewer rental opportunities and reduced facility usage. This loss in revenue is offset through a staff vacancy that will remain unfilled until such time that revenue increases or other expenses decrease.

<b>ATHLETIC FIELD REVENUE INCREASE</b>	<b>\$10,000</b>
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Included in the 2025 Capital Improvement Budget was the rehabilitation of the track at Hart Park Stadium as well as the reconstruction of the sand pits for the long jump. The Stadium closure during June and July anticipated a loss of \$28,000 in revenue. Based on current bookings, total projected revenue for 2025 is now estimated at \$130,000.

### NEXT YEAR BUDGET REQUEST

<b>FACILITIES REVENUE DECREASE</b>	<b>\$68,000</b>
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The City has entered into a management agreement with Pour Inc. for the coordination and oversight of events at the Muellner Building. This partnership is expected to improve long-term efficiency, event quality, and facility use. However, during this initial transitional period as Pour Inc. becomes established in its operations and builds relationships with potential clients, a temporary decline in event bookings is anticipated. As a result, a reduction of \$68,000 in projected event revenue has been incorporated into the budget to account for this adjustment period. Revenue is expected to stabilize and grow in future years as operations mature and marketing efforts take hold. The loss in revenue will be offset by the current Park staff position vacancy as well as the increase in Athletic rental revenue.

<b>ATHLETIC FIELD REVENUE INCREASE</b>	<b>\$50,000</b>
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Actual revenue from athletic reservations at Hart Park has consistently exceeded budget projections in recent years. This increase is largely attributed to the elimination of special rental contracts and the implementation of standardized rental rates for all users, which has improved both fairness and revenue consistency. The 2025 budget was temporarily reduced to \$120,000 to account for anticipated revenue loss during the temporary track closure for replacement in 2025. Budgeted revenue in 2024 was \$148,000, therefore the increase in revenue is \$22,000 over 2024 to a new total anticipated revenue of \$170,000, reflecting actual trends and anticipated continued use of the facility.

**SALARY DECREASE (\$46,000)**

A Park Maintenance Worker position has temporarily been left vacant in anticipation of having a temporary revenue reduction in the Muellner Building’s rental revenue. To help manage budgetary impacts during this period, the vacancy will be held open intentionally. This approach is intended to partially offset the anticipated reduction in facility rental revenue at the Muellner Building associated with the startup phase of Pour Inc.’s new event management operations.

**OTHER EXPENSES (PARK AMENITIES) INCREASE \$13,000**

In 2023, an "Other Expenses" account was established within the Park budget to cover repair, replacement, and establishment costs for park amenities such as garbage cans, benches, signage, and similar items on an as-needed basis. For 2026, an additional \$13,000 will be allocated to this account through a reallocation of savings from reduced electricity expenses at Hart Park. This adjustment ensures adequate funding to maintain and enhance park facilities.

**ELECTRICITY DECREASE (\$23,750)**

Electricity usage is estimated to decrease with the installation of the Solar PV system on the Muellner Building in 2026.

**WATER INCREASE \$10,000**

Based on historical usage, the water expense will be increased by \$10,000. The increase will be offset by the reduction in Hart Park electricity expenses.

**INTERNAL SERVICE CHARGES DECREASE (\$2,756)**

- Proportionate share of Public Works Building rent has increased.
- Increase for Information Systems internal service charges.
- Decrease in Fleet service costs for maintenance and repair of vehicles used by the Parks Department.

**BUDGETARY CHANGES – PW BUILDING**

**NEXT YEAR BUDGET REQUEST**

No budget changes.

**BUDGETARY CHANGES – MUNICIPAL COMPLEX**

**CURRENT YEAR BUDGET REESTIMATE**

**ELECTRICITY INCREASE \$19,900**



This budget increase reflects actual WE Energies estimated billing for 2025 based on year to date expenses.

### NEXT YEAR BUDGET REQUEST

ELECTRICITY INCREASE	\$14,900
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This budget accounts for WE Energies rate increases as well as energy usage trend lines.

INTERNAL SERVICE CHARGES DECREASE	(\$1,989)
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- Proportionate share of Municipal Complex rent has decreased.
- Increase for Information Systems internal service charges.
- Decrease in Fleet service costs for maintenance and repair of vehicles.

### BUDGETARY CHANGES – POLICE COMPLEX

#### CURRENT YEAR BUDGET REESTIMATE

ELECTRICITY INCREASE	\$25,000
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A solar photovoltaic (PV) system has been installed at the Police Station, which will provide approximately 74% of the annual electricity needed to operate the facility. When preparing the 2025 budget it was anticipated that the system would be online in early 2025, however, some challenges with a WE Energies transformer led to a significant delay in bringing the system online. These additional funds will be used to pay for the additional WE Energies electricity costs.

### BUDGETARY CHANGES – ENGINEERING

#### NEXT YEAR BUDGET REQUEST

SALARY INCREASE – CIVIL ENGINEER POSITION REALLOCATION	\$55,000
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An engineering co-op position was included in the 2025 budget. This position is being reallocated to a full-time Civil Engineer I position for 2026. This will not result in any increase to the overall FTE count for the Engineering Department. Engineering is forecasting increases in capital labor allocations for 2026, which is expected to cover this additional salary amount. The net impact to property taxes is zero.

SALARY INCREASE – TRAFFIC & ELECTRICAL POSITION REALLOCATION	\$104,808
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As the City’s electrical systems increase in scope and complexity the need to have an in-house electrical engineer has continually increased. With the retirement of the City’s Traffic & Electrical Superintendent, an opportunity arose to reconsider how work is completed. One FTE was removed from the Traffic & Electrical Divisions (half from each) and reallocated to the Engineering Division to hire an Electrical Engineer who will support maintenance and capital improvement work across all City departments. Wages were removed from Traffic & Electrical and add to Engineering. There is no impact to the overall City budget.

BUBLR BIKE INCREASE	\$10,000
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The City is proposing an increase its annual support to BublR Bikes by \$10,000. This additional funding will help sustain bike share operations and access for residents and visitors who use the system for recreation, commuting, and first-mile/last-mile connections.

#### CONSOLIDATED FEE SCHEDULE INCREASES

The application fees for a number of permits the Engineering Division administers relating to Street Occupancy activities, Private Site Development projects, and Floodplain administration are increasing from \$75 to \$150. These fees have not been increased for over 10 years.

Since 2021, Engineering Division staff has been reimbursed for time spent administering the Parking Lot and Site Plan Approval process for private developments. The hourly reimbursement rate is a blend of expenses for numerous city staff that are involved in the plan review and construction oversight of a development. The hourly rate was set at \$90 in 2021. The 2026 hourly reimbursement rate for city staff is proposed at \$110 to account for increases in salary and inflation over the past 5 years.

#### SITE PLAN REVIEW – CONTRACTURAL SERVICES

The Engineering Division has utilized contractual services with an Engineering firm to assist in the plan review tasks, on and off, over the past 5 years. The use of outside services coincides with the level of available staffing dedicated to private development review within our Division during this period. Staff vacancies have again prompted us to contract with a firm for the remainder of 2025. We expect to continue the use of outside services for 2026, however, we will monitor the volume of private development projects heading into 2026 as well as staffing levels to determine the appropriate mix of city and consultant staff assigned to development projects.

In previous years, the contractual services used were reimbursed by the applicants at the city staff hourly rate of \$90. The hourly reimbursement rate for the remainder of 2025 and for 2026 is a blend of expenses for numerous city staff and consultant services. The rate is proposed at \$130.

#### INTERNAL SERVICE CHARGES DECREASE

(\$123,610)

- Proportionate share of Municipal Complex rent has increased.
- Increase for Information Systems internal service charges.
- General Liability fee has decreased
- Increase in Engineering and overhead abatement.



**BUDGET SUMMARY TABLE**

Public Works Ops Dept #310						
Expenditures						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
99,214	148,097	148,097	Wages	154,337	6,240	4.2%
81	12,000	12,000	Overtime	1,000	(11,000)	-91.7%
47,057	53,975	53,975	Benefits	52,397	(1,578)	-2.9%
8,065	452	452	Other Compensation	903	451	99.9%
48,594	47,600	78,899	Operating	48,400	800	1.7%
28,952	30,000	22,000	Services	21,400	(8,600)	-28.7%
1,715	2,138	2,138	Utilities	2,280	143	6.7%
8,793	9,057	9,057	Fixed Charges	9,371	314	3.5%
64,016	81,463	81,463	Internal Charges	88,006	6,543	8.0%
<b>306,487</b>	<b>384,782</b>	<b>408,081</b>	<b>TOTAL</b>	<b>378,095</b>	<b>(6,687)</b>	<b>-1.7%</b>
Revenues						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
-	-	-	Intergovt Revenues	-	-	0.0%
-	-	-	<b>TOTAL</b>	-	-	<b>0.0%</b>
Net Cost						
<b>306,487</b>	<b>384,782</b>	<b>408,081</b>	<b>TOTAL</b>	<b>378,095</b>	<b>(6,687)</b>	<b>-1.7%</b>



Roadway Maintenance Dept #315						
Expenditures						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
497,994	814,421	814,421	Wages	905,864	91,443	11.2%
73,544	90,000	90,000	Overtime	90,000	-	0.0%
270,086	455,188	455,188	Benefits	432,628	(22,560)	-5.0%
7,854	-	-	Other Compensation	-	-	0.0%
15,968	21,200	27,200	Operating	23,200	2,000	9.4%
320,622	337,247	337,247	Commodities	337,247	-	0.0%
344,752	563,000	730,000	Services	563,000	-	0.0%
9,926	9,895	9,895	Utilities	10,465	570	5.8%
363	374	374	Fixed Charges	392	18	4.8%
831,804	967,606	967,606	Internal Charges	1,082,698	115,092	11.9%
-	3,000	3,000	Other Expenses	3,000	-	0.0%
-	407,000	506,180	Capital Outlay	476,000	69,000	17.0%
<b>2,372,914</b>	<b>3,668,931</b>	<b>3,941,111</b>	<b>TOTAL</b>	<b>3,924,494</b>	<b>255,563</b>	<b>7.0%</b>
Revenues						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
2,583,451	2,554,956	2,654,136	Intergovt Revenues	2,496,660	(58,296)	-2.3%
450	-	420	Licenses and Permits	400	400	0.0%
5,732	5,000	5,000	Property Assessmnts	5,000	-	0.0%
19,330	427,000	426,350	Public Charges	491,000	64,000	15.0%
<b>2,608,964</b>	<b>2,986,956</b>	<b>3,085,906</b>	<b>TOTAL</b>	<b>2,993,060</b>	<b>6,104</b>	<b>0.2%</b>
Net Cost						
<b>(236,050)</b>	<b>681,975</b>	<b>855,205</b>	<b>TOTAL</b>	<b>931,434</b>	<b>249,459</b>	<b>36.6%</b>



Traffic Control Dept #320						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
280,890	285,112	285,112	Wages	219,947	(65,165)	-22.9%
4,718	3,000	3,000	Overtime	3,000	-	0.0%
110,501	107,874	107,874	Benefits	90,704	(17,170)	-15.9%
3,629	302	302	Other Compensation	301	(1)	-0.3%
40,465	37,758	53,914	Operating	38,810	1,052	2.8%
4,438	16,100	19,700	Commodities	16,100	-	0.0%
94,214	168,615	234,656	Services	165,000	(3,615)	-2.1%
77,122	60,715	60,715	Utilities	63,412	2,697	4.4%
5,187	5,343	5,343	Fixed Charges	5,591	248	4.6%
32,685	24,855	24,855	Internal Charges	36,859	12,004	48.3%
-	-	-	Other Expenses	5,000	5,000	0.0%
978	-	-	Capital Outlay	-	-	0.0%
<b>654,827</b>	<b>709,674</b>	<b>795,470</b>	<b>TOTAL</b>	<b>644,725</b>	<b>(64,949)</b>	<b>-9.2%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
8,916	-	5,300	Licenses and Permits	-	-	0.0%
2,941	-	2,200	Miscellaneous	-	-	0.0%
27,082	25,000	25,000	Public Charges	25,000	-	0.0%
<b>38,939</b>	<b>25,000</b>	<b>32,500</b>	<b>TOTAL</b>	<b>25,000</b>	<b>-</b>	<b>0.0%</b>
Net Cost						
<b>615,888</b>	<b>684,674</b>	<b>762,970</b>	<b>TOTAL</b>	<b>619,725</b>	<b>(64,949)</b>	<b>-9.5%</b>



Electrical Services Dept #325						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
322,732	388,374	388,374	Wages	334,513	(53,861)	-13.9%
7,082	6,000	6,000	Overtime	6,000	-	0.0%
140,166	163,914	163,914	Benefits	149,221	(14,693)	-9.0%
822	151	151	Other Compensation	301	150	99.4%
26,734	36,746	55,546	Operating	37,490	744	2.0%
7,247	8,842	12,463	Commodities	9,000	158	1.8%
50,890	84,000	84,000	Services	84,000	-	0.0%
238,974	258,530	258,530	Utilities	269,717	11,186	4.3%
16,206	30,000	30,000	Fixed Charges	20,000	(10,000)	-33.3%
-	-	-	Other Expenses	10,000	10,000	0.0%
145,604	121,963	121,963	Internal Charges	126,699	4,736	3.9%
<b>956,457</b>	<b>1,098,520</b>	<b>1,120,941</b>	<b>TOTAL</b>	<b>1,046,942</b>	<b>(51,578)</b>	<b>-4.7%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
-	-	5,150	Miscellaneous	-	-	0.0%
48,494	40,000	43,350	Public Charges	40,000	-	0.0%
<b>48,494</b>	<b>40,000</b>	<b>48,500</b>	<b>TOTAL</b>	<b>40,000</b>	<b>-</b>	<b>0.0%</b>
Net Cost						
<b>907,963</b>	<b>1,058,520</b>	<b>1,072,441</b>	<b>TOTAL</b>	<b>1,006,942</b>	<b>(51,578)</b>	<b>-4.9%</b>



Solid Waste Management Dept #330						
Expenditures						
	2025				2026 / 2025	2026 / 2025
2024	Adopted	2025		2026	Dollar	% of
Actual	Budget	Revised		Budget	Change	Change
574,170	532,735	532,735	Wages	552,091	19,356	3.6%
33,889	26,000	26,000	Overtime	26,000	-	0.0%
280,803	251,654	251,654	Benefits	269,763	18,109	7.2%
889	151	151	Other Compensation	301	150	99.4%
19,021	32,325	69,325	Operating	32,950	625	1.9%
767,518	993,522	896,765	Services	997,008	3,486	0.4%
2,126	8,224	8,224	Utilities	8,426	202	2.5%
24,570	-	-	Fixed Charges	-	-	0.0%
910,112	860,958	860,958	Internal Charges	889,955	28,997	3.4%
-	-	83,766	Other Expenses	-	-	0.0%
<b>2,613,098</b>	<b>2,705,569</b>	<b>2,729,579</b>	<b>TOTAL</b>	<b>2,776,495</b>	<b>70,926</b>	<b>2.6%</b>
Revenues						
	2025				2026 / 2025	2026 / 2025
2024	Adopted	2025		2026	Dollar	% of
Actual	Budget	Revised		Budget	Change	Change
186,160	185,000	185,000	Intergovt Revenues	185,000	-	0.0%
254,411	214,400	214,400	Public Charges	215,400	1,000	0.5%
<b>440,571</b>	<b>399,400</b>	<b>399,400</b>	<b>TOTAL</b>	<b>400,400</b>	<b>1,000</b>	<b>0.3%</b>
Net Cost						
<b>2,172,527</b>	<b>2,306,169</b>	<b>2,330,179</b>	<b>TOTAL</b>	<b>2,376,095</b>	<b>69,926</b>	<b>3.0%</b>



Forestry Dept #340						
Expenditures						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
907,119	980,098	980,098	Wages	915,047	(65,051)	-6.6%
14,285	10,000	10,000	Overtime	15,000	5,000	50.0%
451,929	475,220	475,220	Benefits	431,987	(43,232)	-9.1%
8,750	151	151	Other Compensation	301	150	99.4%
84,881	35,025	62,025	Operating	36,225	1,200	3.4%
20,671	28,700	28,700	Commodities	28,700	-	0.0%
103,110	112,599	118,384	Services	154,581	41,982	37.3%
1,595	4,759	4,759	Utilities	4,931	172	3.6%
294,207	252,809	252,809	Internal Charges	309,487	56,677	22.4%
<b>1,886,547</b>	<b>1,899,361</b>	<b>1,932,146</b>	<b>TOTAL</b>	<b>1,896,260</b>	<b>(3,101)</b>	<b>-0.2%</b>
Revenues						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
4,605	5,000	5,000	Public Charges	5,000	-	0.0%
470	-	-	Property Assessmnts	-	-	0.0%
14,173	-	-	Miscellaneous	-	-	0.0%
<b>19,247</b>	<b>5,000</b>	<b>5,000</b>	<b>TOTAL</b>	<b>5,000</b>	<b>-</b>	<b>0.0%</b>
Net Cost						
<b>1,867,300</b>	<b>1,894,361</b>	<b>1,927,146</b>	<b>TOTAL</b>	<b>1,891,260</b>	<b>(3,101)</b>	<b>-0.2%</b>



Police Station Dept #350						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
68,119	53,657	53,657	Wages	56,342	2,685	5.0%
327	900	900	Overtime	900	-	0.0%
18,017	13,723	13,723	Benefits	14,417	694	5.1%
290	82	82	Other Compensation	-	(82)	-100.0%
5,162	8,000	8,000	Operating	8,100	100	1.3%
186	300	300	Commodities	350	50	16.7%
96,650	118,000	124,400	Services	118,000	-	0.0%
76,644	64,600	89,600	Utilities	68,600	4,000	6.2%
9,041	9,301	9,301	Fixed Charges	9,721	420	4.5%
1,989	2,295	2,295	Internal Charges	2,519	224	9.8%
<b>276,425</b>	<b>270,857</b>	<b>302,257</b>	<b>TOTAL</b>	<b>278,949</b>	<b>8,093</b>	<b>3.0%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
-	-	-		-	-	0.0%
-	-	-	<b>TOTAL</b>	-	-	<b>0.0%</b>
Net Cost						
<b>276,425</b>	<b>270,857</b>	<b>302,257</b>	<b>TOTAL</b>	<b>278,949</b>	<b>8,093</b>	<b>3.0%</b>



Engineering Dept #625						
Expenditures						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
1,941,664	2,026,876	2,026,876	Wages	2,331,466	304,590	15.0%
28,081	35,000	35,000	Overtime	35,000	-	0.0%
770,484	782,273	782,273	Benefits	835,795	53,522	6.8%
897	-	-	Other Compensation	602	602	0.0%
33,681	32,507	58,815	Operating	33,157	650	2.0%
41,728	36,200	61,772	Services	33,300	(2,900)	-8.0%
4,773	5,000	5,000	Utilities	5,000	-	0.0%
-	-	-	Fixed Charges	-	-	0.0%
(1,843,884)	(1,585,652)	(1,585,652)	Internal Charges	(1,717,009)	(131,356)	8.3%
-	-	-	Capital Outlay	-	-	0.0%
<b>977,424</b>	<b>1,332,203</b>	<b>1,384,084</b>	<b>TOTAL</b>	<b>1,557,312</b>	<b>225,108</b>	<b>16.9%</b>
Revenues						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
58,622	52,000	54,500	Licenses And Permits	52,000	-	0.0%
-	-	5,571	Intergovt Revenues	-	-	0.0%
(107,794)	-	3,700	Miscellaneous	3,000	3,000	0.0%
56,027	100,000	100,800	Public Charges	100,500	500	0.5%
<b>6,854</b>	<b>152,000</b>	<b>164,571</b>	<b>TOTAL</b>	<b>155,500</b>	<b>3,500</b>	<b>2.3%</b>
Net Cost						
<b>970,570</b>	<b>1,180,203</b>	<b>1,219,513</b>	<b>TOTAL</b>	<b>1,401,812</b>	<b>221,608</b>	<b>18.8%</b>



Bike / Ped Dept. #635						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
47,279	10,000	10,000	Operating	10,000	-	0.0%
-	-	-	Services	-	-	0.0%
-	44,000	44,000	Other Expenses	54,000	10,000	22.7%
<b>47,279</b>	<b>54,000</b>	<b>54,000</b>	<b>TOTAL</b>	<b>64,000</b>	<b>10,000</b>	<b>18.5%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
10,000	15,000	15,000	Licenses And Permits	15,000	-	0.0%
10,000	10,000	10,000	Miscellaneous	10,000	-	0.0%
<b>20,000</b>	<b>25,000</b>	<b>25,000</b>	<b>TOTAL</b>	<b>25,000</b>	<b>-</b>	<b>0.0%</b>
Net Cost						
<b>27,279</b>	<b>29,000</b>	<b>29,000</b>	<b>TOTAL</b>	<b>39,000</b>	<b>10,000</b>	<b>34.5%</b>



Fleet Fund #20						
Expenditures						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
804,731	815,843	815,843	Wages	849,331	33,488	4.1%
21,417	13,500	13,500	Overtime	13,500	-	0.0%
414,852	401,642	401,642	Benefits	420,684	19,042	4.7%
16,409	151	151	Other Compensation	301	150	99.4%
589,503	504,501	530,001	Operating	513,400	8,899	1.8%
631,857	594,040	594,040	Commodities	468,773	(125,267)	-21.1%
32,215	32,761	32,761	Services	32,814	53	0.2%
1,105,870	1,114,209	1,114,209	Fixed Charges	1,370,624	256,415	23.0%
424,346	399,662	399,662	Internal Charges	458,220	58,558	14.7%
-	-	-	Transfers	65,124	65,124	0.0%
-	60,000	60,000	Capital Outlay	-	(60,000)	-100.0%
-	(60,000)	(60,000)	Asset Purchase	-	60,000	-100.0%
<b>4,041,200</b>	<b>3,876,308</b>	<b>3,901,808</b>	<b>TOTAL</b>	<b>4,192,772</b>	<b>316,464</b>	<b>8.2%</b>
Revenues						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
4,184,307	3,904,506	3,928,506	Intergovt Chrg	4,222,535	318,029	8.1%
(9,500)	17,000	19,750	Other Sources	21,000	4,000	23.5%
812	1,000	2,117	Miscellaneous	1,000	-	0.0%
<b>4,175,618</b>	<b>3,922,506</b>	<b>3,950,374</b>	<b>TOTAL</b>	<b>4,244,535</b>	<b>322,029</b>	<b>8.2%</b>
Net Cost						
<b>(134,418)</b>	<b>(46,198)</b>	<b>(48,565)</b>	<b>TOTAL</b>	<b>(51,763)</b>	<b>(5,565)</b>	<b>12.0%</b>



Fleet Capital Fund #21						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
402,336	435,000	465,000	Cap Outlay - Police	310,000	(125,000)	-28.7%
(2,000)	-	-	Internal Charges-Police	-	-	0.0%
324,091	87,000	87,000	Cap Outlay - Roadway Main	-	(87,000)	-100.0%
-	-	11,463	Transfers - Roadway Main	-	-	0.0%
109,295	-	-	Cap Outlay - Electrical	-	-	0.0%
95,348	55,000	55,000	Cap Outlay - Forestry	330,000	275,000	500.0%
-	110,000	110,000	Cap Outlay - Parks	-	(110,000)	-100.0%
26,635	-	-	Cap Outlay - Engineering	-	-	0.0%
-	-	11,463	Transfers - Engineering	-	-	0.0%
459	55,000	55,000	Cap Outlay - Building Reg/Code	-	(55,000)	-100.0%
-	-	-	Cap Outlay - Fire	-	-	0.0%
-	-	-	Cap Outlay - Solid Waste	985,000	985,000	0.0%
48,549	50,000	50,000	Cap Outlay - Water	-	(50,000)	-100.0%
<b>1,004,712</b>	<b>792,000</b>	<b>844,926</b>	<b>TOTAL</b>	<b>1,625,000</b>	<b>833,000</b>	<b>105.2%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
1,041,399	1,070,500	1,070,500	Other Sources	1,152,369	81,869	7.6%
56,616	-	-	Miscellaneous	-	-	0.0%
<b>1,098,015</b>	<b>1,070,500</b>	<b>1,070,500</b>	<b>TOTAL</b>	<b>1,152,369</b>	<b>81,869</b>	<b>7.6%</b>
Net Cost						
<b>(93,303)</b>	<b>(278,500)</b>	<b>(225,574)</b>	<b>TOTAL</b>	<b>472,631</b>	<b>751,131</b>	<b>-269.7%</b>



Municipal Complex Fund #22						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
183,208	157,815	157,815	Wages	165,713	7,898	5.0%
806	2,500	2,500	Overtime	2,500	-	0.0%
55,177	44,441	44,441	Benefits	42,404	(2,037)	-4.6%
16,235	-	-	Other Compensation	-	-	0.0%
20,349	22,040	22,040	Operating	22,490	450	2.0%
558	800	800	Commodities	800	-	0.0%
246,503	235,350	235,350	Services	235,360	10	0.0%
183,052	202,770	222,670	Utilities	221,350	18,580	9.2%
35,804	37,279	37,279	Fixed Charges	38,880	1,601	4.3%
18,616	19,009	19,009	Internal Charges	17,020	(1,989)	-10.5%
25,000	-	-	Capital Outlay	-	-	0.0%
-	29,000	29,000	Other Expenses	180,000	151,000	520.7%
250,000	151,000	51,000	Transfers	-	(151,000)	-100.0%
<b>1,035,310</b>	<b>902,003</b>	<b>821,903</b>	<b>TOTAL</b>	<b>926,516</b>	<b>24,513</b>	<b>2.7%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
903,450	900,804	900,804	Intergovt Chrg	925,223	24,419	2.7%
1,605	1,200	1,200	Public Charges	2,000	800	66.7%
<b>905,055</b>	<b>902,004</b>	<b>902,004</b>	<b>TOTAL</b>	<b>927,223</b>	<b>25,219</b>	<b>2.8%</b>
Net Cost						
<b>130,255</b>	<b>(1)</b>	<b>(80,101)</b>	<b>TOTAL</b>	<b>(708)</b>	<b>(707)</b>	<b>77663.7%</b>



Public Works Building Fund #26						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
133,430	98,017	98,017	Wages	103,613	5,596	5.7%
2,309	5,000	5,000	Overtime	5,000	-	0.0%
53,784	39,485	39,485	Benefits	43,014	3,529	8.9%
248	-	-	Other Compensation	-	-	0.0%
8,573	9,580	9,580	Operating	9,600	20	0.2%
131	500	500	Commodities	600	100	20.0%
85,172	85,765	85,765	Services	86,194	429	0.5%
101,807	129,516	129,516	Utilities	133,281	3,765	2.9%
143,140	143,789	143,789	Fixed Charges	141,746	(2,043)	-1.4%
14,109	13,922	13,922	Internal Charges	14,588	667	4.8%
-	-	-	Capital Outlay	-	-	0.0%
-	-	-	Transfers	66,186	66,186	0.0%
<b>542,703</b>	<b>525,573</b>	<b>525,573</b>	<b>TOTAL</b>	<b>603,822</b>	<b>78,249</b>	<b>14.9%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
43,593	47,549	47,549	Public Charges	47,549	-	0.0%
515,767	485,221	485,221	Intergovt Chrg	564,951	79,730	16.4%
-	-	-	Other Sources	-	-	0.0%
<b>559,360</b>	<b>532,770</b>	<b>532,770</b>	<b>TOTAL</b>	<b>612,500</b>	<b>79,730</b>	<b>15.0%</b>
Net Cost						
<b>(16,657)</b>	<b>(7,197)</b>	<b>(7,197)</b>	<b>TOTAL</b>	<b>(8,678)</b>	<b>(1,481)</b>	<b>20.6%</b>



Public Works Building Capital Fund #27						
Expenditures						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
-	-	-	Capital Outlay	-	-	0.0%
125,000	360,000	360,000	Transfers	85,000	(275,000)	-76.4%
<b>125,000</b>	<b>360,000</b>	<b>360,000</b>	<b>TOTAL</b>	<b>85,000</b>	<b>(275,000)</b>	<b>-76.4%</b>
Revenues						
2024 Actual	2025 Adopted Budget	2025 Revised		2026 Budget	2026 / 2025 Dollar Change	2026 / 2025 % of Change
108,512	126,400	126,400	Other Sources	129,922	3,522	2.8%
<b>108,512</b>	<b>126,400</b>	<b>126,400</b>	<b>TOTAL</b>	<b>129,922</b>	<b>3,522</b>	<b>2.8%</b>
Net Cost						
<b>16,488</b>	<b>233,600</b>	<b>233,600</b>	<b>TOTAL</b>	<b>(44,922)</b>	<b>(278,522)</b>	<b>-119.2%</b>



Parks Fund #34						
Expenditures						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
431,034	697,993	697,993	Wages	641,714	(56,279)	-8.1%
38,106	15,000	15,000	Overtime	15,000	-	0.0%
172,997	261,769	261,769	Benefits	304,281	42,513	16.2%
980	302	302	Other Compensation	602	300	99.4%
45,633	57,282	57,282	Operating	71,482	14,200	24.8%
1,382	3,825	3,825	Commodities	3,825	-	0.0%
80,863	61,078	1,148,494	Services	64,256	3,177	5.2%
110,769	169,952	169,952	Utilities	160,337	(9,615)	-5.7%
36,618	36,401	36,401	Fixed Charges	41,615	5,214	14.3%
78,929	85,732	85,732	Internal Charges	82,975	(2,757)	-3.2%
-	105,000	105,000	Other Expenses	110,000	5,000	4.8%
-	-	13,090	Capital Outlay	-	-	0.0%
143,143	878,999	878,999	Transfers	-	(878,999)	-100.0%
<b>1,140,455</b>	<b>2,373,333</b>	<b>3,473,839</b>	<b>TOTAL</b>	<b>1,496,088</b>	<b>(877,245)</b>	<b>-37.0%</b>
Revenues						
2024	2025	2025		2026	2026 / 2025	2026 / 2025
Actual	Adopted Budget	Revised		Budget	Dollar Change	% of Change
238,863	248,000	167,000	Public Charges	230,000	(18,000)	-7.3%
2,587	-	2,835	Licenses and Permits	-	-	0.0%
1,306,071	1,209,333	1,209,333	Other Sources	1,231,280	21,947	1.8%
38,374	28,000	54,201	Miscellaneous	28,000	-	0.0%
<b>1,585,895</b>	<b>1,485,333</b>	<b>1,433,369</b>	<b>TOTAL</b>	<b>1,489,280</b>	<b>3,947</b>	<b>0.3%</b>
Net Cost						
<b>(445,441)</b>	<b>888,000</b>	<b>2,040,470</b>	<b>TOTAL</b>	<b>6,808</b>	<b>(881,192)</b>	<b>-99.2%</b>



**PERSONNEL SCHEDULES**

Public Works Operations				
Position Description	2025 FTE	2026 Base Positions	2026 FTE	2025-26 Change
Arborist	10.00	10	10.00	-
Director of Public Works	1.00	1	1.00	-
DPW Business Manager	1.00	1	1.00	-
DPW Field Supervisor	5.00	5	5.00	-
DPW Maintenance Worker	33.00	33	33.00	-
Drop off Center Worker	-	1	0.20	0.20
GIS Manager	1.00	1	1.00	-
GIS Intern	0.50	1	0.50	-
Office Assistant1	2.50	3	2.50	-
Operations Superintendent	1.00	1	1.00	-
Seasonal Parks	0.87		0.87	-
Seasonal Streets	1.44		1.24	(0.20)
Seasonals Forestry	4.17		4.17	-
Sustainability Manager	0.50	1	0.50	-
Parks & Forestry Superintendent	1.00	1	1.00	-
Parks & Landscaping Manager	1.00	1	1.00	-
<b>TOTAL</b>	<b>63.98</b>	<b>60.00</b>	<b>63.98</b>	<b>0.00</b>

<sup>1</sup> 0.5 FTE is staffed in water but shown in PW as a shared position.

Traffic and Electric Maintenance				
Position Description	2025 FTE	2026 Base Positions	2026 FTE	2025-26 Change
Electrical Supervisor	1.00	1	1.00	-
Electrical Technician	3.00	3	3.00	-
Laborer Seasonal	0.29	1	0.29	-
Sign Technician	1.00	1	1.00	-
Traffic & Electric Superintendant	1.00	0	-	(1.00)
<b>TOTAL</b>	<b>6.29</b>	<b>6.00</b>	<b>5.29</b>	<b>(1.00)</b>



Engineering				
Position Description	2025 FTE	2026 Base Positions	2026 FTE	2025-26 Change
Administrative Support Specialist	0.50	1	1.00	0.50
Assistant City Engineer	1.00	1	1.00	-
Assistant Construction Manager	0.00	1	1.00	1.00
City Engineer	1.00	1	1.00	-
Civil Engineer	4.50	5	4.50	-
Construction Manager	1.00	1	1.00	-
Engineering Coop	1.00	0	0.00	(1.00)
Engineering Technician	6.00	6	6.00	-
Seasonal Techs/interns	0.74	2	0.74	-
Senior Civil Engineer	6.00	6	6.00	-
Senior Engineering Technician	3.00	3	3.00	-
Senior Facilities and Electrical Engineer	0.00	1	1.00	1.00
<b>TOTAL</b>	<b>24.74</b>	<b>28.00</b>	<b>26.24</b>	<b>1.50</b>

Fleet Maintenance				
Position Description	2025 FTE	2026 Base Positions	2026 FTE	2025-26 Change
Fleet Mechanic Assistant	1.00	1	1.00	-
Lead Mechanic/Stock Clerk	1.00	1	1.00	-
Fleet Superintendent	1.00	1	1.00	-
Mechanic	7.00	7	7.00	-
<b>TOTAL</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>-</b>

Physical Plant Operations				
Position Description	2025 FTE	2026 Base Positions	2026 FTE	2025-26 Change
Facilities Manager	1.00	1	1.00	-
Facilities Supervisor	1.00	1	1.00	-
Maintenance Technician	2.00	2	2.00	-
<b>TOTAL</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>-</b>

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# CITY OF WAUWATOSA

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

General Fund	2023 Actual	2024 Actual	2025			2026 Adopted Budget
			Adopted Budget	First 6 Months Actual	Estimated	
City Tax Rate Per \$ 1,000 of Assessed Valuation						
Debt Service		\$1.25	\$1.37			\$1.28
Library		\$0.47	\$0.47			\$0.50
Parks		0.17	0.18			0.18
Other Municipal Purposes		5.50	5.46			6.00
		\$7.39	\$7.48			\$7.97
		=====	=====			=====
<b>General Fund Revenues:</b>						
General Property Taxes	\$ 49,978,616	\$ 51,475,377	\$ 52,081,627	\$ 51,475,377	\$ 52,081,627	\$ 53,127,153
Other Taxes	\$ 3,036,638	\$ 2,899,973	\$ 2,724,296	\$ 898,639	\$ 9,309,296	\$ 2,736,964
Intergovernmental Revenues	\$ 7,133,532	\$ 7,832,958	\$ 8,407,450	\$ 2,232,506	\$ 8,733,471	\$ 8,325,733
Licenses & Permit's	\$ 1,846,912	\$ 2,228,970	\$ 1,777,950	\$ 1,166,841	\$ 1,891,880	\$ 2,098,960
Fines, Forfeitures and Penalties	\$ 758,662	\$ 953,306	\$ 1,051,500	\$ 480,360	\$ 1,021,000	\$ 1,051,000
Public Charges for Services	\$ 2,956,591	\$ 3,146,714	\$ 3,700,919	\$ 1,394,821	\$ 3,705,423	\$ 3,890,689
Intergovernmental Charges	\$ 1,697,034	\$ 1,590,673	\$ 1,560,551	\$ 1,358,679	\$ 1,582,551	\$ 1,516,182
Miscellaneous Revenues	\$ 5,337,505	\$ 5,738,026	\$ 2,573,824	\$ 4,654,756	\$ 3,963,412	\$ 3,253,481
Special Charges	\$ 16,043	\$ 32,106	\$ 20,000	\$ 7,114	\$ 20,000	\$ 20,000
<b>TOTAL REVENUES</b>	<b>\$ 72,761,533</b>	<b>\$ 75,898,103</b>	<b>\$ 73,898,117</b>	<b>\$ 63,669,095</b>	<b>\$ 82,308,660</b>	<b>\$ 76,020,162</b>
<b>Other Financing Sources</b>						
Proceeds from Sale of Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Long-Term Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Transfers From Other Funds &amp; Use of Equity</b>						
Revolving Funds - Net	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redevelopment Authority	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Special Grant Fund	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Projects	\$ -	\$ 7,726	\$ -	\$ -	\$ 22,578	\$ -
Transfer from T.I.F.	\$ 75,000	\$ 80,000	\$ 107,500	\$ -	\$ 107,500	\$ 105,000
Transfer from Water Utility	\$ 951,252	\$ 958,389	\$ 1,388,000	\$ -	\$ 1,183,000	\$ 1,207,000
Transfer from Special Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Other Funds	\$ -	\$ -	\$ -	\$ -	\$ 3,400,000	\$ -
Appropriated Surplus Applied	\$ -	\$ -	\$ 260,019	\$ -	\$ (702,305)	\$ 64,171
Transfer from Amortization Fund	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ 3,725,000
<b>TOTAL REVENUES, TRANS &amp; USE OF EQUITY</b>	<b>\$74,087,785</b>	<b>\$76,944,218</b>	<b>\$79,653,636</b>	<b>N/A</b>	<b>\$90,319,433</b>	<b>\$81,121,333</b>
<b>Assessed Valuation Including T. I. F. District</b>						
Real Estate	\$ 7,111,365,600	\$ 7,191,271,700	\$ 7,199,096,400			\$ 7,072,729,800
Personal Property	\$ 239,789,100	\$ 202,210,800	\$ 194,386,100			\$ -
Assessed Valuation Including TIF District	\$ 7,335,770,186	\$ 7,375,512,081	\$ 7,393,482,500			\$ 7,072,729,800
Less TIF Incremental Valuation	\$ 395,953,680	\$ 411,338,194	\$ 429,308,613			\$ 408,711,812
Assessed Valuation Excluding TIF District	<u>\$ 6,939,816,506</u>	<u>\$ 6,964,173,887</u>	<u>\$ 6,964,173,887</u>			<u>\$ 6,664,017,988</u>
Equalized Valuation Excluding TIF District	\$ 7,139,586,500	\$ 8,519,107,200	\$ 9,058,010,700			\$ 9,689,981,800

**CITY OF WAUWATOSA**

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

General Fund - Continued	2023 Actual	2024 Actual	2025			2026
			Adopted Budget	First 6 Months Actual	Estimated	Adopted Budget
<b>General City Expenditures</b>						
General Government	\$ 7,642,066	\$ 7,202,307	\$ 7,069,642	\$ 4,659,568	\$ 17,127,461	\$ 7,019,413
Public Safety	\$ 37,199,099	\$ 38,299,331	\$ 37,921,878	\$ 16,098,839	\$ 38,756,738	\$ 40,211,775
Public Works	\$ 7,955,350	\$ 7,226,380	\$ 9,190,005	\$ 3,463,982	\$ 9,583,796	\$ 9,683,336
Health & Human Services	\$ 1,772,975	\$ 2,057,586	\$ 1,859,743	\$ 807,239	\$ 2,146,134	\$ 1,931,893
Conservation & Development	\$ 2,895,954	\$ 2,858,031	\$ 2,705,881	\$ 1,324,006	\$ 2,764,336	\$ 2,724,371
Non-Departmental & General	\$ 118,158	\$ 88,248	\$ 597,985	\$ 27,594	\$ 43,673	\$ (151,124)
<b>TOTAL OPERATION &amp; MAINT. EXPENDITURES</b>	<b>\$ 57,583,602</b>	<b>\$ 57,731,884</b>	<b>\$ 59,345,134</b>	<b>\$ 26,381,228</b>	<b>\$ 70,422,139</b>	<b>\$ 61,419,663</b>
<b>Add Transfers To Other Funds &amp; Equity Use</b>						
Amortization Fund	\$ -	\$ -	\$ 4,000,000		\$ 4,000,000	\$ 3,725,000
Reserve for Contingency	\$ -	\$ -				
Debt Service Fund	\$ 8,637,025	\$ 8,337,921	\$ 9,113,937		\$ 8,817,523	\$ 8,555,566
Capital	\$ 918,000	\$ 1,755,744	\$ 1,471,644		\$ 1,354,100	\$ 1,266,644
Parks Reserve	\$ 1,367,764	\$ 1,135,005	\$ 1,209,333		\$ 1,209,333	\$ 1,231,280
Library	\$ 2,960,260	\$ 3,103,687	\$ 3,128,589		\$ 3,128,589	\$ 3,330,200
Tourism	\$ 1,358,634	\$ 1,456,420	\$ 1,400,000		\$ 1,400,000	\$ 1,400,000
CDA	\$ 165,000	\$ 165,000	\$ 40,000		\$ 40,000	\$ 40,000
Information Tech	\$ -	\$ 48,000	\$ -		\$ -	\$ -
Fleet Capital	\$ 1,000	\$ -	\$ -		\$ -	\$ -
Fleet	\$ -	\$ -	\$ -		\$ 2,750	\$ -
Insurance Reserve Fund	\$ -	\$ -	\$ (55,000)		\$ (55,000)	\$ 152,979
Unappropriated Surplus	\$ -	\$ -	\$ -		\$ -	\$ -
<b>TOTAL EXPENDITURES, TRANSFERS, &amp; USE OF EQUITY</b>	<b>\$ 72,991,285</b>	<b>\$ 73,733,660</b>	<b>\$ 79,653,636</b>	<b>\$ 26,381,228</b>	<b>\$ 90,319,433</b>	<b>\$ 81,121,333</b>
<b>Net Changes in Fund Balance</b>	<b>\$ 1,096,500</b>	<b>\$ 3,210,558</b>	<b>\$ (0)</b>	<b>NA</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Unexpended Balances - December 31</b>						
Nonspendable	\$ 1,290,474	\$ 1,011,369	\$ 1,011,369		\$ 1,011,369	\$ 1,011,369
Restricted	\$ -	\$ -	\$ -		\$ -	\$ -
Assigned	\$ 2,361,757	\$ 2,277,116	\$ 2,277,116		\$ 2,277,116	\$ 2,277,116
Unassigned	\$ 19,688,525	\$ 23,263,105	\$ 23,263,105		\$ 24,489,598	\$ 24,489,598
City GO Indebtedness as of December 31, 2025	\$ 147,650,000					
Scheduled Debt Retirements	\$ 15,505,000					
Proposed Debt Issue <sup>1</sup>	\$ 10,795,000					
<b>CITY GO INDEBTEDNESS AS OF DECEMBER 31, 2026</b>	<b>\$ 142,940,000</b>					

<sup>1</sup> Estimate as 2026 Capital Budget not yet adopted

**CITY OF WAUWATOSA**

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

	2023 Actual	2024 Actual	Adopted Budget	2025 First 6 Months Actual	Estimated	2026 Adopted Budget
<b>Debt Service</b>						
TOTAL REVENUES & TRANSFERS	\$ 11,511,740	\$ 12,987,885	\$ 12,142,981	\$ 996,143	\$ 12,143,462	\$ 11,593,243
TOTAL EXPENSES	\$ 11,299,604	\$ 12,919,494	\$ 12,611,876	\$ 2,538,621	\$ 13,192,909	\$ 11,768,243
<b>NET INCOME (LOSS)</b>	\$ 212,136	\$ 68,391	\$ (468,895)	\$ (1,542,478)	\$ (1,049,447)	\$ (175,000)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 2,052,832	\$ 2,121,223	\$ 1,652,328		\$ 1,071,776	\$ 896,776
<b>Capital</b>						
TOTAL REVENUES & TRANSFERS	\$ 8,947,358	\$ 11,168,163	\$ 21,663,373	\$ 2,982,697	\$ 16,300,057	\$ 21,663,373
TOTAL EXPENSES	\$ 6,585,730	\$ 13,498,122	\$ 21,468,373	\$ 2,713,105	\$ 30,624,640	\$ 21,663,373
<b>NET INCOME (LOSS)</b>	\$ 2,361,628	\$ (2,329,959)	\$ 195,000	\$ 269,592	\$ (14,324,583)	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 18,512,112	\$ 16,182,153	\$ 16,377,153		\$ 1,857,570	\$ 1,857,570
<b>C.D.B.G. Program Fund</b>						
TOTAL REVENUES & TRANSFERS	\$ 1,146,109	\$ 855,152	\$ 1,000,000	\$ 259,175	\$ 1,839,920	\$ 1,000,000
TOTAL EXPENSES	\$ 1,146,109	\$ 855,106	\$ 1,000,000	\$ 276,889	\$ 1,839,920	\$ 1,000,000
<b>NET INCOME (LOSS)</b>	\$ -	\$ 46	\$ -	\$ (17,714)	\$ -	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ (6,935)	\$ (6,889)	\$ (6,889)		\$ (6,889)	\$ (6,889)
<b>Revolving Fund</b>						
TOTAL REVENUES & TRANSFERS	\$ 198,729	\$ 9,699	\$ 35,000	\$ 212,824	\$ 57,926	\$ 216,192
TOTAL EXPENSES	\$ 132,572	\$ 68,209	\$ -	\$ 74,381	\$ 346,361	\$ 115,000
<b>NET INCOME (LOSS)</b>	\$ 66,157	\$ (58,510)	\$ 35,000	\$ 138,443	\$ (288,435)	\$ 101,192
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 216,191	\$ 157,681	\$ 192,681		\$ (130,754)	\$ (29,562)
<b>Trust &amp; Agency Fund</b>						
TOTAL REVENUES & TRANSFERS	\$ 155,868	\$ 81,862	\$ 141,780	\$ 11,708	\$ 314,206	\$ 216,192
TOTAL EXPENSES	\$ 67,711	\$ 54,674	\$ 60,000	\$ 47,388	\$ 498,938	\$ 115,000
<b>NET INCOME (LOSS)</b>	\$ 88,157	\$ 27,188	\$ 81,780	\$ (35,680)	\$ (184,732)	\$ 101,192
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 685,365	\$ 712,553	\$ 794,333		\$ 527,821	\$ 629,013
<b>Health/Life Insurance Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 11,926,689	\$ 11,362,116	\$ 11,899,829	\$ 3,797,307	\$ 11,899,829	\$ 12,124,032
TOTAL EXPENSES	\$ 12,060,131	\$ 11,971,653	\$ 11,880,463	\$ 4,514,880	\$ 11,899,900	\$ 12,124,032
<b>NET INCOME (LOSS)</b>	\$ (133,442)	\$ (609,537)	\$ 19,366	\$ (717,573)	\$ (71)	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ (24,299,937)	\$ (24,909,474)	\$ (24,890,108)		\$ (24,909,545)	\$ (24,909,545)
<b>Dental Insurance Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 404,344	\$ 425,370	\$ 431,413	\$ 200,840	\$ 431,413	\$ 451,712
TOTAL EXPENSES	\$ 418,086	\$ 415,139	\$ 431,412	\$ 214,770	\$ 431,412	\$ 451,712
<b>NET INCOME (LOSS)</b>	\$ (13,742)	\$ 10,231	\$ 1	\$ (13,930)	\$ 1	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 235,693	\$ 245,924	\$ 245,925		\$ 245,925	\$ 245,925
<b>General Liability Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 1,530,542	\$ 1,292,094	\$ 1,335,839	\$ 23,740	\$ 1,335,839	\$ 953,176
TOTAL EXPENSES	\$ 494,468	\$ 152,367	\$ 405,145	\$ 119,408	\$ 3,805,145	\$ 324,332
<b>NET INCOME (LOSS)</b>	\$ 1,036,074	\$ 1,139,727	\$ 930,694	\$ (95,668)	\$ (2,469,306)	\$ 628,844
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 5,830,734	\$ 6,970,461	\$ 7,901,155		\$ 4,501,155	\$ 5,129,999
<b>Worker's Compensation Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 901,748	\$ 974,076	\$ 937,333	\$ 449,185	\$ 937,333	\$ 948,903
TOTAL EXPENSES	\$ 970,463	\$ 513,808	\$ 922,119	\$ 2,220	\$ 922,119	\$ 950,507
<b>NET INCOME (LOSS)</b>	\$ (68,715)	\$ 460,268	\$ 15,214	\$ 446,965	\$ 15,214	\$ (1,604)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 97,876	\$ 558,144	\$ 573,358		\$ 573,358	\$ 571,754
<b>Fleet Equipment</b>						
TOTAL REVENUES & TRANSFERS	\$ 3,470,810	\$ 4,175,618	\$ 3,922,506	\$ 1,795,164	\$ 3,923,623.00	\$ 4,244,535
TOTAL EXPENSES	\$ 3,804,120	\$ 4,041,200	\$ 3,876,308	\$ 1,277,460	\$ 3,877,808	\$ 4,191,985
<b>NET INCOME (LOSS)</b>	\$ (333,310)	\$ 134,418	\$ 46,198	\$ 517,704	\$ 45,815	\$ 52,550
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 4,187,950	\$ 4,978,005	\$ 5,024,203		\$ 5,023,820	\$ 5,076,370
<b>Fleet Capital</b>						
TOTAL REVENUES & TRANSFERS	\$ 1,171,837	\$ 1,098,015	\$ 1,070,500	\$ 25,957	\$ 1,070,500	\$ 1,152,369
TOTAL EXPENSES	\$ 1,111,121	\$ 1,004,712	\$ 792,000	\$ 682,014	\$ 844,926	\$ 1,625,000
<b>NET INCOME (LOSS)</b>	\$ 60,716	\$ 93,303	\$ 900,855	\$ (656,057)	\$ 225,574	\$ (472,631)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 675,772	\$ 769,075	\$ 1,669,930		\$ 994,649	\$ 522,018

**CITY OF WAUWATOSA**

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

	2023 Actual	2024 Actual	Adopted Budget	2025 6 Month Actual	Estimated	2026 Proposed Budget
<b>Municipal Complex Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 871,908	\$ 905,055	\$ 902,004	\$ 573,317	\$ 902,004	\$ 927,223
TOTAL EXPENSES	\$ 1,118,870	\$ 1,035,310	\$ 902,003	\$ 409,180	\$ 821,903	\$ 927,131
<b>NET INCOME (LOSS)</b>	\$ (246,962)	\$ (130,255)	\$ 1	\$ 164,137	\$ 80,101	\$ 92
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 500,719	\$ 370,464	\$ 370,465	\$	\$ 450,565	\$ 450,657
<b>Information Systems Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 2,253,459	\$ 2,179,208	\$ 2,212,349	\$ 1,113,476	\$ 2,219,651	\$ 2,679,232
TOTAL EXPENSES	\$ 2,061,750	\$ 2,052,561	\$ 2,482,204	\$ 1,129,297	\$ 2,482,204	\$ 2,679,300
<b>NET INCOME (LOSS)</b>	\$ 191,709	\$ 126,647	\$ (269,855)	\$ (15,821)	\$ (262,553)	\$ (68)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 1,727,249	\$ 1,853,896	\$ 1,584,041	\$	\$ 1,591,343	\$ 1,591,275
<b>Information System Equip Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 264,754	\$ 245,225	\$ 313,055	\$ -	\$ 313,055	\$ 141,350
TOTAL EXPENSES	\$ -	\$ -	\$ 1,180,000	\$ 215,650	\$ 1,180,000	\$ -
<b>NET INCOME (LOSS)</b>	\$ 264,754	\$ 245,225	\$ (866,945)	\$ (215,650)	\$ (866,945)	\$ 141,350
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 1,481,103	\$ 1,726,328	\$ 859,383	\$	\$ 859,383	\$ 1,000,733
<b>Public Works Building</b>						
TOTAL REVENUES & TRANSFERS	\$ 508,457	\$ 559,360	\$ 532,770	\$ 225,776	\$ 532,770	\$ 612,500
TOTAL EXPENSES	\$ 508,711	\$ 651,215	\$ 525,573	\$ 196,192	\$ 525,573	\$ 603,822
<b>NET INCOME (LOSS)</b>	\$ (254)	\$ (91,855)	\$ 7,197	\$ 29,584	\$ 7,197	\$ 8,678
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 2,952,532	\$ 2,860,677	\$ 2,867,874	\$	\$ 2,867,874	\$ 2,876,552
<b>Public Works Capital</b>						
TOTAL REVENUES & TRANSFERS	\$ 94,223	\$ 108,512	\$ 126,400	\$ -	\$ 126,400	\$ 129,922
TOTAL EXPENSES	\$ 969	\$ 125,000	\$ 360,000	\$ 360,000	\$ 360,000	\$ 85,000
<b>NET INCOME (LOSS)</b>	\$ 93,254	\$ (16,488)	\$ (233,600)	\$ (360,000)	\$ (233,600)	\$ 44,922
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 329,616	\$ 313,128	\$ 79,528	\$	\$ 79,528	\$ 124,450
<b>Redevelopment Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 18,049	\$ 9,049	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 55,285	\$ -	\$ -	\$ -	\$ -	\$ 4,200
<b>NET INCOME (LOSS)</b>	\$ (37,236)	\$ 9,049	\$ -	\$ -	\$ -	\$ (4,200)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 1,006,005	\$ 1,015,054	\$ 1,015,054	\$	\$ 1,015,054	\$ 1,010,854
<b>Community Development Authority</b>						
TOTAL REVENUES & TRANSFERS	\$ 244,778	\$ 187,875	\$ 40,000	\$ 80,996	\$ 40,000	\$ 40,000
TOTAL EXPENSES	\$ 728,012	\$ 321,632	\$ 79,997	\$ 38,170	\$ 50,997	\$ 81,088
<b>NET INCOME (LOSS)</b>	\$ (483,234)	\$ (133,757)	\$ (39,997)	\$ 42,826	\$ (10,997)	\$ (41,088)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 5,266,861	\$ 5,133,104	\$ 5,093,107	\$	\$ 5,122,107	\$ 5,081,019

# CITY OF WAUWATOSA

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

	2023 Actual	2024 Actual	Adopted Budget	2025		2026 Proposed Budget
				6 Month Actual	Estimated	
<b>Tourism</b>						
TOTAL REVENUES & TRANSFERS	\$ 1,412,660	\$ 1,517,826	\$ 1,425,000	\$ 45,158	\$ 1,450,000	\$ 1,425,000
TOTAL EXPENSES	\$ 951,626	\$ 2,182,110	\$ 1,425,000	\$ 760,504	\$ 1,533,749	\$ 1,435,373
<b>NET INCOME (LOSS)</b>	\$ 461,034	\$ (664,284)	\$ -	\$ (715,346)	\$ (83,749)	\$ (10,373)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 1,864,137	\$ 1,199,853	\$ 1,199,853		\$ 1,116,104	\$ 1,105,731
<b>Special Assesments</b>						
TOTAL REVENUES & TRANSFERS	\$ 560,295	\$ 841,778	\$ -	\$ -	\$ 808,644	\$ 955,254
TOTAL EXPENSES	\$ 560,295	\$ 841,778	\$ -	\$ 727,553	\$ 808,644	\$ 955,254
<b>NET INCOME (LOSS)</b>	\$ -	\$ -	\$ -	\$ (727,553)	\$ -	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ -	\$ -	\$ -		\$ -	\$ -
<b>Parks Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 1,765,107	\$ 1,585,895	\$ 1,485,333	\$ 121,072	\$ 1,433,369	\$ 1,489,280
TOTAL EXPENSES	\$ 1,216,794	\$ 1,142,372	\$ 2,373,333	\$ 1,235,684	\$ 3,473,839	\$ 1,496,088
<b>NET INCOME (LOSS)</b>	\$ 548,313	\$ 443,523	\$ (888,000)	\$ (1,114,612)	\$ (2,040,470)	\$ (6,808)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 1,852,165	\$ 2,295,688	\$ 1,407,688		\$ 255,218	\$ 248,410
<b>Library</b>						
TOTAL REVENUES & TRANSFERS	\$ 3,273,292	\$ 3,460,614	\$ 3,504,272	\$ 360,664.00	\$ 3,508,579	\$ 3,746,972
TOTAL EXPENSES	\$ 3,273,292	\$ 3,460,614	\$ 3,504,272	\$ 1,574,833.00	\$ 3,512,479	\$ 3,746,972
<b>NET INCOME (LOSS)</b>	\$ 1	\$ -	\$ -	\$ -	\$ (3,900)	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 999	\$ 999	\$ 999		\$ (2,901)	\$ (2,901)
<b>Total Tax Incremental Financing</b>						
TOTAL REVENUES & TRANSFERS	\$ 9,707,814	\$ 10,587,359	\$ 16,826,427	\$ 11,253,560	\$ 1,134,099	\$ 17,071,668
TOTAL EXPENSES	\$ 8,307,804	\$ 9,511,043	\$ 12,230,567	\$ 6,514,040	\$ 8,762,531	\$ 12,639,345
<b>NET INCOME (LOSS)</b>	\$ 1,400,010	\$ 1,076,316	\$ 4,595,860	\$ 4,739,520	\$ (7,628,432)	\$ 4,432,323
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 3,728,279	\$ 4,804,595	\$ 9,400,455		\$ (2,823,837)	\$ 1,608,486
<b>District #6</b>						
TOTAL REVENUES & TRANSFERS	\$ 2,668,547	\$ 3,149,165	\$ 3,355,728	\$ 3,168,779	\$ 3,262,099	\$ 2,368,419
TOTAL EXPENSES	\$ 1,817,658	\$ 1,817,301	\$ 1,673,983	\$ 1,149,500	\$ 1,759,864	\$ 1,574,079
<b>NET INCOME (LOSS)</b>	\$ 850,889	\$ 1,331,699	\$ 1,681,745	\$ 2,019,279	\$ 1,502,235	\$ 794,340
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 3,411,370	\$ 4,743,069	\$ 6,424,814		\$ 6,245,304	\$ 7,039,644
<b>District #7</b>						
TOTAL REVENUES & TRANSFERS	\$ 3,620,092	\$ 3,628,264	\$ 8,980,234	\$ 3,727,533	\$ 3,735,564	\$ 8,636,342
TOTAL EXPENSES	\$ 3,643,078	\$ 4,904,351	\$ 7,359,635	\$ 3,118,083	\$ 4,375,598	\$ 7,099,144
<b>NET INCOME (LOSS)</b>	\$ (22,986)	\$ (1,276,087)	\$ 1,620,599	\$ 609,450	\$ (640,034)	\$ 1,537,198
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ (493,849)	\$ (1,912,565)	\$ (291,966)		\$ (2,552,599)	\$ (1,015,401)

<sup>1</sup> Adjusted for internal loan proceeds that are not included in the audited financial statements

# CITY OF WAUWATOSA

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

	2023 Actual	2024 Actual	2025			2026
			Adopted Budget	6 Month Actual	Estimated	Proposed Budget
<b>District #8</b>						
TOTAL REVENUES & TRANSFERS	\$ 910,136	\$ 1,051,933	\$ 1,241,694	\$ 1,154,275	\$ 1,243,881	\$ 1,859,492
TOTAL EXPENSES	\$ 739,996	\$ 457,021	\$ 1,547,616	\$ 286,237	\$ 296,615	\$ 1,645,681
<b>NET INCOME (LOSS)</b>	\$ 170,140	\$ 594,912	\$ (305,922)	\$ 868,038	\$ 947,266	\$ 213,811
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 2,040,360	\$ 2,635,272	\$ 2,329,350		\$ 3,582,538	\$ 3,796,349
<b>District #9</b>						
TOTAL REVENUES & TRANSFERS	\$ 272,581	\$ 293,942	\$ 335,596	\$ 312,854	\$ 318,362	\$ 459,816
TOTAL EXPENSES	\$ 247,469	\$ 269,908	\$ 267,630	\$ 193,918	\$ 275,326	\$ 229,384
<b>NET INCOME (LOSS)</b>	\$ 25,112	\$ 24,034	\$ 67,966	\$ 118,936	\$ 43,036	\$ 230,432
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 51,150	\$ 75,184	\$ 143,150		\$ 118,220	\$ 348,652
<b>District #10</b>						
TOTAL REVENUES & TRANSFERS	\$ 762,415	\$ 805,701	\$ 892,503	\$ 824,614	\$ 846,409	\$ 926,595
TOTAL EXPENSES	\$ 642,984	\$ 884,189	\$ 196,637	\$ 552,544	\$ 587,768	\$ 658,410
<b>NET INCOME (LOSS)</b>	\$ 119,431	\$ (78,488)	\$ 695,866	\$ 272,070	\$ 258,641	\$ 268,185
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 447,431	\$ 368,943	\$ 1,064,809		\$ 627,584	\$ 895,769
<b>District #11</b>						
TOTAL REVENUES & TRANSFERS	\$ 796,002	\$ 808,574	\$ 911,180	\$ 852,138	\$ 876,005	\$ 1,310,571
TOTAL EXPENSES	\$ 604,472	\$ 605,079	\$ 556,030	\$ 43,586	\$ 580,705	\$ 776,674
<b>NET INCOME (LOSS)</b>	\$ 191,530	\$ 203,495	\$ 355,150	\$ 808,552	\$ 295,300	\$ 533,897
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 151,973	\$ 355,468	\$ 710,618		\$ 650,768	\$ 1,184,665
<b>District #12</b>						
TOTAL REVENUES & TRANSFERS	\$ 463,614	\$ 643,801	\$ 796,157	\$ 754,889	\$ 756,657	\$ 853,035
TOTAL EXPENSES	\$ 469,380	\$ 456,222	\$ 446,769	\$ 469,665	\$ 475,068	\$ 235,778
<b>NET INCOME (LOSS)</b>	\$ (5,765)	\$ 187,579	\$ 349,388	\$ 285,224	\$ 281,589	\$ 617,257
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ (789,116)	\$ (601,537)	\$ (252,149)		\$ (319,948)	\$ 297,309
<b>District #13</b>						
TOTAL REVENUES & TRANSFERS	\$ 214,425	\$ 201,147	\$ 277,882	\$ 260,170	\$ 269,554	\$ 645,986
TOTAL EXPENSES	\$ 139,054	\$ 104,769	\$ 109,365	\$ 3,574	\$ 113,799	\$ 426,065
<b>NET INCOME (LOSS)</b>	\$ 75,372	\$ 96,378	\$ 168,517	\$ 256,596	\$ 155,755	\$ 219,921
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 59,705	\$ 156,083	\$ 324,600		\$ 311,838	\$ 531,759
<b>District #14</b>						
TOTAL REVENUES & TRANSFERS	\$ -	\$ 4,832	\$ 11,372	\$ 10,786	\$ 10,788	\$ 2,298
TOTAL EXPENSES	\$ (13,286)	\$ 9,355	\$ 33,951	\$ 3,574	\$ 33,951	\$ 9,065
<b>NET INCOME (LOSS)</b>	\$ 13,286	\$ (4,523)	\$ (22,579)	\$ 7,212	\$ (23,163)	\$ (6,767)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ (46,909)	\$ (51,432)	\$ (74,011)		\$ (74,595)	\$ (81,362)

# CITY OF WAUWATOSA

Summary of Receipts & Expenditures for the Years 2023 and 2024,  
Budget Adopted for 2025,  
2025 Estimated and Proposed Budget for 2026

	2023 Actual	2024 Actual	2025			2026
			Adopted Budget	6 Month Actual	Estimated	Proposed Budget
<b>District #15</b>						
TOTAL REVENUES & TRANSFERS	\$ -	\$ -	\$ 24,081	\$ 22,785	\$ 22,780	\$ 9,114
TOTAL EXPENSES	\$ 17,000	\$ 2,848	\$ 38,951	\$ 7,622	\$ 263,838	\$ 39,065
<b>NET INCOME (LOSS)</b>	\$ (17,000)	\$ (2,848)	\$ (14,870)	\$ 15,163	\$ (241,058)	\$ (29,951)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ (17,000)	\$ (19,848)	\$ (34,718)	\$	\$ (260,906)	\$ (290,857)
<b>Hospital Policing</b>						
TOTAL REVENUES & TRANSFERS	\$ 2,272,398	\$ 2,171,737	\$ 2,210,605	\$ 571,221	\$ 2,334,882	\$ 2,439,417
TOTAL EXPENSES	\$ 2,275,890	\$ 2,200,440	\$ 2,210,605	\$ 1,185,383	\$ 2,334,882	\$ 2,439,418
<b>NET INCOME (LOSS)</b>	\$ (3,492)	\$ (28,703)	\$ -	\$ (614,162)	\$ -	\$ (1)
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 69,413	\$ 40,710	\$ 40,710	\$	\$ 40,710	\$ 40,709
<b>Special Grant</b>						
TOTAL REVENUES & TRANSFERS	\$ 2,711,052	\$ 9,173,111	\$ -	\$ 9,011,265	\$ 9,000,563	\$ 858,097
TOTAL EXPENSES	\$ 2,709,152	\$ 9,140,895	\$ 774,929	\$ 2,645,907	\$ 9,000,563	\$ 858,097
<b>NET INCOME (LOSS)</b>	\$ 1,900	\$ 32,216	\$ (774,929)	\$ 6,365,358	\$ -	\$ -
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 1,900	\$ 34,116	\$ (740,813)	\$	\$ (740,813)	\$ (740,813)
<b>Water</b>						
TOTAL REVENUES & TRANSFERS	\$ 11,893,337	\$ 19,109,502	\$ 13,172,984	\$ 4,917,489	\$ 13,464,163	\$ 13,187,388
TOTAL EXPENSES	\$ 9,908,304	\$ 10,336,670	\$ 11,736,926	\$ 4,780,867	\$ 12,048,161	\$ 11,850,359
<b>NET INCOME (LOSS)</b>	\$ 1,985,033	\$ 8,772,832	\$ 1,436,058	\$ 136,622	\$ 1,416,002	\$ 1,337,029
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 45,869,494	\$ 45,940,829	\$ 47,376,887	\$	\$ 47,356,831	\$ 48,713,916
<b>Sanitary Sewer Reserve</b>						
TOTAL REVENUES & TRANSFERS	\$ 11,828,332	\$ 13,286,787	\$ 11,959,796	\$ 5,193,765	\$ 12,934,113	\$ 13,297,327
TOTAL EXPENSES	\$ 7,981,623	\$ 8,981,630	\$ 9,680,468	\$ 3,037,607	\$ 10,664,026	\$ 11,161,415
<b>NET INCOME (LOSS)</b>	\$ 3,846,709	\$ 4,305,157	\$ 2,279,328	\$ 2,156,158	\$ 2,270,087	\$ 2,135,912
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 63,238,078	\$ 67,543,235	\$ 69,822,563	\$	\$ 60,899,864	\$ 71,958,475
<b>Storm Water Management Resreve</b>						
TOTAL REVENUES & TRANSFERS	\$ 6,323,534	\$ 6,890,409	\$ 6,223,847	\$ 2,303,228	\$ 6,310,286	\$ 6,711,155
TOTAL EXPENSES	\$ 3,212,767	\$ 3,340,214	\$ 4,601,992	\$ 3,039,760	\$ 869,452	\$ 4,732,983
<b>NET INCOME (LOSS)</b>	\$ 3,110,767	\$ 3,550,195	\$ 1,621,855	\$ (736,532)	\$ 5,440,834	\$ 1,978,172
<b>RESERVE BALANCE - DECEMBER 31</b>	\$ 50,235,183	\$ 53,785,378	\$ 50,910,257	\$	\$ 59,226,212	\$ 52,888,429

COMPTROLLER'S OFFICE BILLS & CLAIMS REPORT

Common Council Meeting: November 18, 2025

Payments to be approved: Date range October 29 through November 18, 2025

Electronic payments are included in the supporting documentation.

<b>Department</b>	<b>Description</b>	<b>Short Description</b>
000	UNASSIGNED	UNASSIGN
110	MAYOR	MAYOR
111	COMMON COUNCIL	COUNCIL
113	YOUTH COMMISSION	YOUTH
114	HISTORIC PRESERVATION COMM	HISTORIC
115	SENIOR COMMISSION	SENIOR
120	MUNICIPAL COURT	COURT
130	CITY ATTORNEY	ATTORNEY
131	LITIGATION RESERVE	LITIGATION
140	CITY ADMINISTRATION	ADMIN
141	CITY CLERK	CLERK
142	ELECTIONS	ELECTIONS
143	HUMAN RESOURCES	HR
144	INFORMATION TECHNOLOGY	IT
150	CITY ASSESSOR	ASSESSOR
151	FINANCE	FINANCE
152	DEBT	DEBT
153	SPECIAL ASSESSMENTS	SP ASSESS
154	REMISSION OF TAXES	REMISSION
190	INSURANCE ADMINISTRATION	INSURANCE
191	MKE ANIMAL CONTROL COMM	MADACC
210	POLICE	POLICE
212	POLICE RESERVES	POLICE RES
220	FIRE	FIRE
230	CROSSING GUARDS	CROSSING
310	PUBLIC WORKS OPS	PW OPS
315	ROADWAY MAINTENANCE	ROADS
320	TRAFFIC CONTROL	TRAFFIC
325	ELECTRICAL SERVICES	ELECTRICAL
330	SOLID WASTE	WASTE
335	FLEET	FLEET
340	FORESTRY	FORESTRY
345	PARKS	PARKS
350	POLICE STATION	POL STN
355	MUNICIPAL COMPLEX	MUNI COMP
360	PUBLIC WORKS BUILDING	PW BLDG
399	UNKNOWN PWDEPT - WRKFLW ONLY	NO DEPT WF
410	HEALTH	HEALTH
510	LIBRARY	LIBRARY
515	TOURISM	TOURISM
520	CIVIC CELEBRATION	CELEBRATE
610	PLANNING AND ZONING	PLANNING
615	ECONOMIC DEVELOPMENT	DEVELOPMT
620	BUILDING REG AND CODE ENF	BLDG REG
625	ENGINEERING	ENGINEER
630	COMM DEV BLOCK GRANT	CDBG

635	BIKE PED COMMITTEE	BIKE PED
705	TAX INCREMENT DISTRICT 5	TIF 5
706	TAX INCREMENT DISTRICT 6	TIF 6
707	TAX INCREMENT DISTRICT 7	TIF 7
708	TAX INCREMENT DISCRICT 8	TIF 8
709	TAX INCREMENT DISCTICT 9	TIF 9
710	TAX INCREMENT DISTRICT 10	TIF 10
711	TAX INCREMENT DISTRICT 11	TIF 11
712	TAX INCREMENT DISTRICT 12	TIF 12
713	TAX INCREMENT DISTRICT 13	TIF 13
810	WATER	WATER
811	WATER SOURCE OF SUPPLY	PUMPING
812	WATER PUMPING	TRANDIST
813	WATER TREATMENT	ADMIN
814	WATER TRANSMISSION & DISTRIB	SRCE SPPLY
815	WATER CUSTOMER ACCOUNTS	TREATMNT
816	WATER ADMIN & GENERAL	CUSTACCT
830	SANITARY SEWER	SANITARY
840	STORM SEWER	STORM
901	UNDISTRIBUTED PAYROLL	UNDISPAY
902	NONDEPARTMENTAL	NONDEPT
941	HART PARK SENIOR	SENIOR
942	FIREMENS ENDOWMENT	FIREENDOW
943	CEMETERY CARE	CEMCARE
944	BACHMAN FLAG	FLAG
945	LICENSE PLATE READER	ALPR
946	LAND CONSERVATION	LANDCON
947	LIBRARY TRUST	LIB TRUST
999	UNKNOWN DEPT - WORKFLOW ONLY	NO DEPT WF

# Check Register

Check Dates: 10/29/2025 thru 11/18/2025

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
278085	10/31/2025	Cleared	10/31/2025	\$61,692.04	STATE WH 100225	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	STATE WITHHOLDING 10/2/25	10 - 2309	STATE WITHHOLDING TAXES	10/2/2025	\$61,692.04
279935	10/31/2025	Cleared	10/31/2025	\$570,621.04	WRS SEPTEMBER 2025	Direct Disbursement	316	WI RETIREMENT SYSTEMS	WRS REMITTANCE SEPTEMBER	10 - 2302	WRS	9/30/2025	\$570,621.24
										10 - 2302	WRS	9/30/2025	-\$0.20
<b>Line Item Total</b>													<b>\$570,621.04</b>
279975	11/17/2025	Outstanding		\$86,151.71	STATE WH 101625	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	STATE WITHHOLDING 101625	10 - 2309	STATE WITHHOLDING TAXES	10/16/2025	\$86,151.71
281565	10/29/2025	Cleared	10/31/2025	\$214,191.87	UH 10/29/25	Direct Disbursement	933	UNITED HEALTHCARE	HEALTH CLAIMS	16190000 - 6403	CLAIMS	10/29/2025	\$214,191.87
281575	10/29/2025	Cleared	10/31/2025	\$1,859.19	UH FLEX 10/29/25	Direct Disbursement	933	UNITED HEALTHCARE	FLEXIBLE SPENDING	10 - 2316	FLEXIBLE SPENDING	10/29/2025	\$1,859.19
281585	11/17/2025	Outstanding		\$61,326.34	STATE WH 103025	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	STATE WITHHOLDING 103025	10 - 2309	STATE WITHHOLDING TAXES	10/30/2025	\$61,326.34
281595	10/31/2025	Cleared	10/31/2025	\$2,840.00	78900	Direct Disbursement	299	WAUWATOSA POLICEMENS NSU BARG	Payroll Run 1 - Warrant 2522B1	10 - 2314	UNION DUES - WPOA	10/30/2025	\$2,840.00
281605	10/30/2025	Cleared	10/31/2025	\$490.80	78901A	Direct Disbursement	312	WISCONSIN DEPT OF REVENUE	Payroll Run 1 - Warrant 2522B1	10 - 2312	WAGE GARNISHMENTS	10/30/2025	\$490.80
281615	10/30/2025	Cleared	11/4/2025	\$11,954.96	53657	Invoice	617	ABT MAILCOM	Lead Service letter	50814675 - 6004	PRINTING AND DUPLICATION	10/28/2025	\$8,012.56
					53690	Invoice	617	ABT MAILCOM	Lead Service letter	50815903 - 6004	PRINTING AND DUPLICATION	10/28/2025	\$619.92
										50815903 - 6004	PRINTING AND DUPLICATION	10/28/2025	\$7.28
										50815903 - 6004	PRINTING AND DUPLICATION	10/28/2025	\$89.60
										50815903 - 6013	POSTAGE	10/28/2025	\$3,225.60
<b>Line Item Total</b>													<b>\$11,954.96</b>
281625	10/30/2025	Cleared	11/3/2025	\$12,687.56	104212	Invoice	766	ALL CITY MANAGEMENT SERVICES INC	Crossing Guard Services 2025	10230000 - 6202	GENERAL SERVICES	10/27/2025	\$12,687.56

# Check Register

Check Dates: 10/29/2025 thru 11/18/2025

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
281635	10/30/2025	Cleared	11/12/2025	\$50.00	78906	Invoice	2426	ALVERNO COLLEGE	Payroll Run 1 - Warrant 2522B1	10 - 2312	WAGE GARNISHMENTS	10/30/2025	\$50.00
281645	10/30/2025	Cleared	11/4/2025	\$79,470.76	24C-0370005	Invoice	1782	ARCH SOLAR C&I	Solar PV for Police Station	12210000 - 7001	FIXED ASSET	10/29/2025	\$79,470.76
281655	10/30/2025	Cleared	11/5/2025	\$195.00	584184	Invoice	884	AT&T	Electronic Surveill FileCode 4	10210000 - 6306	TELECOMMUNICATIONS	10/23/2025	\$195.00
281665	10/30/2025	Cleared	11/4/2025	\$3,158.57	287291821829X101525	Invoice	1148	AT&T MOBILITY	Sep 08 - Oct 07 2025 Wireless	10210000 - 6306	TELECOMMUNICATIONS	10/16/2025	\$3,158.57
281675	10/30/2025	Cleared	11/6/2025	\$3,420.00	0276721	Invoice	613	BAXTER & WOODMAN	On Call Development Review Ser	10625000 - 6202	GENERAL SERVICES	10/9/2025	\$3,420.00
281685	10/30/2025	Cleared	11/12/2025	\$275.16	2510-990286	Invoice	41	BLIFFERT LUMBER & FUEL CO	Lumber	50814673 - 6107	LUMBER	10/28/2025	\$275.16
281695	10/30/2025	Cleared	11/3/2025	\$25,688.50	14941	Invoice	2252	BLOOM COMPANIES LLC	2025 Construction Inspection	12902000 - 6099	OTHER EXPENSES	10/27/2025	\$25,688.50
281705	10/30/2025	Cleared	11/3/2025	\$632.50	087049	Invoice	2199	BOELTER & LINCOLN MARKETING COMMUNICATIONS	Earned media sentiment report	10140000 - 6207	MARKETING SERVICES	10/23/2025	\$632.50
281715	10/30/2025	Cleared	11/4/2025	\$430.00	2502791	Invoice	765	BURTON & MAYER	Oct-Dec Tosa Watch Newsletter	10210102 - 6004	PRINTING AND DUPLICATION	10/16/2025	\$430.00
281725	10/30/2025	Cleared	11/12/2025	\$510.00	12209	Invoice	1405	CEMAN, ZITZER & BEHRENS, S.C.	Mensah, Joseph v. City of Wauw	10143000 - 6204	LEGAL SERVICES	10/23/2025	\$510.00
281735	10/30/2025	Cleared	11/3/2025	\$182.18	999101505725	Invoice	1010	CENGAGE LEARNING INC	Book Alp*	35510103 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$104.21
					999101614889	Invoice	1010	CENGAGE LEARNING INC	Book Alp*	35510103 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$77.97
<b>Line Item Total</b>													<b>\$182.18</b>
281745	10/30/2025	Cleared	11/4/2025	\$3,798.06	JOB-1438-6757	Invoice	2495	CERTAPRO PAINTERS	HR ARPA 4576 101 partl pay, ba	38640000 - 6202	GENERAL SERVICES	10/13/2025	\$3,798.06
281755	10/30/2025	Cleared	11/10/2025	\$300.00	18053	Invoice	45	COLLEEN REED REPORTING LLC	Court Reporter - BOR 10.21.202	10141000 - 6099	OTHER EXPENSES	10/23/2025	\$300.00

# Check Register

Check Dates: 10/29/2025 thru 11/18/2025

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28176	10/30/2025	Cleared	11/4/2025	\$4,500.00	59060	Invoice	1139	COLLINS ENGINEERS INC	Professional Services for sign	10625000 - 6203	CONSULTING SERVICES	10/21/2025	\$4,500.00
28177	10/30/2025	Cleared	11/4/2025	\$4,067.92	939754	Invoice	606	CORE & MAIN LP	Repair parts for hydrant	50814677 - 6008	OTHER SUPPLIES	10/28/2025	\$2,940.00
					X980568	Invoice	606	CORE & MAIN LP	Repair parts for hydrant	50814677 - 6009	REPAIR PARTS	10/28/2025	\$1,127.92
<b>Line Item Total</b>												<b>\$4,067.92</b>	
28178	10/30/2025	Cleared	11/5/2025	\$4,391.66	617451	Invoice	384	COREY OIL LTD	120 PTS MYSTIK LITHIUM	20 - 1501	GENERAL INVENTORY	10/15/2025	\$1,622.04
					617453	Invoice	384	COREY OIL LTD	120 PTS MYSTIK LITHIUM	20 - 1501	GENERAL INVENTORY	10/15/2025	\$385.68
					617454	Invoice	384	COREY OIL LTD	120 PTS MYSTIK LITHIUM	20 - 1501	GENERAL INVENTORY	10/15/2025	\$557.75
					617455	Invoice	384	COREY OIL LTD	120 PTS MYSTIK LITHIUM	20 - 1501	GENERAL INVENTORY	10/15/2025	\$1,826.19
<b>Line Item Total</b>												<b>\$4,391.66</b>	
28179	10/30/2025	Cleared	11/5/2025	\$1,350.00	421767	Invoice	1237	COTTINGHAM & BUTLER INSURANCE SERVICE, INC CDC	2 Rush Classification Reviews	10143000 - 6203	CONSULTING SERVICES	10/23/2025	\$700.00
					426054	Invoice	1237	COTTINGHAM & BUTLER INSURANCE SERVICE, INC CDC	2 Rush Classification Reviews	10143000 - 6203	CONSULTING SERVICES	10/23/2025	\$650.00
<b>Line Item Total</b>												<b>\$1,350.00</b>	
28180	10/30/2025	Cleared	11/4/2025	\$37,943.50	00057698	Invoice	2126	DAAR CORPORATION	2025 Construction Inspection S	12902000 - 6099	OTHER EXPENSES	10/27/2025	\$37,323.50
										50814673 - 7001	FIXED ASSET	10/27/2025	\$620.00
<b>Line Item Total</b>												<b>\$37,943.50</b>	
28181	10/30/2025	Cleared	11/6/2025	\$157.26	78904	Invoice	1810	DOBBERSTEIN LAW FIRM LLC	Payroll Run 1 - Warrant 2522B1	10 - 2312	WAGE GARNISHMENTS	10/30/2025	\$157.26
28182	10/30/2025	Cleared	11/5/2025	\$252.00	UniAllow10/25 ltnyre	Invoice	1316	EMPLOYEES	ltnyre Uni Allowance - Ororo H	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$252.00
28183	10/30/2025	Cleared	10/31/2025	\$300.00	TUIT REIM WITT	Invoice	1316	EMPLOYEES	TUITION REIM - WITT - HR TECHN	10143431 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$300.00

# Check Register

Check Dates: 10/29/2025 thru 11/18/2025

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
28184	10/30/2025	Cleared	11/5/2025	\$191.51	25-104 Ziegler	Invoice	1316	EMPLOYEES	Ziegler Travel Reimburse - WLE	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$95.75
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$95.76
<b>Line Item Total</b>												<b>\$191.51</b>	
28185	10/30/2025	Cleared	11/4/2025	\$173.30	UniAllow10/25 Wex	Invoice	1316	EMPLOYEES	Wex Uni Allow - EDC Bag, Strea	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$173.30
28186	10/30/2025	Cleared	11/5/2025	\$197.08	UniAllow10/25 McD	Invoice	1316	EMPLOYEES	McDermott UniAllow - Yeti Lunc	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$113.40
					UniAllow10/25 McD2	Invoice	1316	EMPLOYEES	McDermott UniAllow - Yeti Lunc	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$83.68
<b>Line Item Total</b>												<b>\$197.08</b>	
28187	10/30/2025	Cleared	11/4/2025	\$800.00	UniAllow10/25 Machal	Invoice	1316	EMPLOYEES	Machalk Uni Allowance - Duty R	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$800.00
28188	10/30/2025	Cleared	11/4/2025	\$242.16	UniAllow10/25 Olson	Invoice	1316	EMPLOYEES	Olson Uni Allowance - Amazon a	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$242.16
28189	10/30/2025	Outstanding		\$687.05	UniAllow10/25 Mitch	Invoice	1316	EMPLOYEES	Mitchell Uni Allow - Bootsx2 E	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$122.41
					UniAllow10/25 Mitche	Invoice	1316	EMPLOYEES	Mitchell Uni Allow - Bootsx2 E	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$564.64
<b>Line Item Total</b>												<b>\$687.05</b>	
28190	10/30/2025	Cleared	11/10/2025	\$238.43	78890	Invoice	1316	EMPLOYEES	Tire for Truck	50814673 - 6008	OTHER SUPPLIES	10/28/2025	\$238.43
28191	10/30/2025	Outstanding		\$190.00	25-135 Miszewski	Invoice	1316	EMPLOYEES	Miszewski Travel Reimburse - D	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$95.00
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$95.00
<b>Line Item Total</b>												<b>\$190.00</b>	
28192	10/30/2025	Cleared	11/10/2025	\$33.17	Travel10-14-25	Invoice	1316	EMPLOYEES	Travel Reimbursement WFSAA Con	10220000 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$33.17

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28193 5	10/30/202	Cleared	11/5/2025	\$167.97	UniAllow10/25 Shoman	Invoice	1316	EMPLOYEES	Shoman Uni Allowance - 2" MOLL	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$167.97
28194 5	10/30/202	Cleared	10/31/2025	\$62.30	MILES RICHEY OCT 25	Invoice	1316	EMPLOYEES	MILEAGE REIMBURSEMENT M RICHEY	10141000 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	\$62.30
28196 5	10/30/202	Outstanding		\$530.74	UniAllow10/25 Joyce	Invoice	1316	EMPLOYEES	Joyce Uni Allowance - Pants, H	10210000 - 5305	UNIFORM ALLOWANCE	10/23/2025	\$530.74
28197 5	10/30/202	Cleared	10/31/2025	\$223.30	NEUSER 25 SEMINAR	Invoice	1316	EMPLOYEES	2025 Muni court clerk seminar	10120000 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	\$223.30
28198 5	10/30/202	Cleared	10/31/2025	\$419.30	CAMPBELL 25 SEMINAR	Invoice	1316	EMPLOYEES	2025 Muni court clerk seminar	10120000 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	\$419.30
28199 5	10/30/202	Cleared	11/5/2025	\$1,968.59	0460758	Invoice	73	FERGUSON WATERWORKS #1476	Hydrant supplies	50 - 1501	GENERAL INVENTORY	10/28/2025	\$269.20
					0461504	Invoice	73	FERGUSON WATERWORKS #1476	Hydrant supplies	50814677 - 6008	OTHER SUPPLIES	10/28/2025	\$1,699.39
<b>Line Item Total</b>													<b>\$1,968.59</b>
28200 5	10/30/202	Cleared	11/4/2025	\$165.23	78905	Invoice	2420	FLORIDA STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2522B1	10 - 2312	WAGE GARNISHMENTS	10/30/2025	\$165.23
28201 5	10/30/202	Cleared	11/4/2025	\$926.01	AR266017	Invoice	211	FORWARD TS	Copier charges 9/10/2025- 0/9/2	10130000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$40.73
										10140000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$18.56
										10150000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$79.32
										10610000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$3.44
										10615000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$0.08
										10620000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$61.07
										10625000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$127.43
					AR266739	Invoice	211	FORWARD TS	Copier charges 9/10/2025- 0/9/2	10210000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$120.20

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28201	10/30/2025	Cleared	11/4/2025	\$926.01	AR266740	Invoice	211	FORWARD TS	Copier charges 9/10/2025-0/9/2	10210000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$134.43
					AR266741	Invoice	211	FORWARD TS	Copier charges 9/10/2025-0/9/2	10210000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$156.01
					AR266742	Invoice	211	FORWARD TS	Copier charges 9/10/2025-0/9/2	10410000 - 6004	PRINTING AND DUPLICATION	10/13/2025	\$184.74
<b>Line Item Total</b>												<b>\$926.01</b>	
28202	10/30/2025	Outstanding		\$711.80	2908	Invoice	2267	GILTEE APPAREL	TEAM TOSA TEES	10143000 - 6002	PROFESSIONAL DEVELOPMENT	10/23/2025	\$711.80
28203	10/30/2025	Cleared	11/4/2025	\$74,612.50	0140795	Invoice	113	GRAEF	Sanitary Sewer and Water Main	50814673 - 7001	FIXED ASSET	10/28/2025	\$49,680.00
					0141429	Invoice	113	GRAEF	Sanitary Sewer and Water Main	50816923 - 6202	GENERAL SERVICES	10/28/2025	\$1,092.50
					0141430	Invoice	113	GRAEF	Sanitary Sewer and Water Main	50814673 - 7001	FIXED ASSET	10/28/2025	\$13,500.00
					0141431	Invoice	113	GRAEF	Sanitary Sewer and Water Main	51830000 - 7001	FIXED ASSET	10/28/2025	\$10,340.00
<b>Line Item Total</b>												<b>\$74,612.50</b>	
28204	10/30/2025	Cleared	11/6/2025	\$159.00	251528	Invoice	125	GRAPHIC EDGE INC	Regular and Window envelopes	50816921 - 6003	OFFICE SUPPLIES	10/28/2025	\$159.00
28205	10/30/2025	Outstanding		\$30.00	12072025	Invoice	2238	JENNIFER ELIZABETH KLEMENS	programming adult	35510103 - 6027	PROGRAMMING	10/28/2025	\$30.00
28206	10/30/2025	Cleared	11/5/2025	\$11,181.93	1876136	Invoice	1771	JOHNS DISPOSAL SERVICE INC	2025 Drop Off Center Waste Man	10330306 - 6202	GENERAL SERVICES	10/8/2025	\$10,506.09
										10330304 - 6202	GENERAL SERVICES	10/8/2025	\$675.84
<b>Line Item Total</b>												<b>\$11,181.93</b>	
28207	10/30/2025	Cleared	11/6/2025	\$795.99	23111385P	Invoice	339	JX ENTERPRISES INC	GROUP 31 BATTERIES	20 - 1501	GENERAL INVENTORY	10/15/2025	\$209.98
										20 - 2101	SUSPENSE GENERAL	10/15/2025	\$75.98
					23111389P	Invoice	339	JX ENTERPRISES INC	GROUP 31 BATTERIES	20 - 1501	GENERAL INVENTORY	10/15/2025	\$510.03
<b>Line Item Total</b>												<b>\$795.99</b>	

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28208	10/30/2025	Outstanding		\$11,085.14	136323	Invoice	387	KAPUR AND ASSOCIATES	Wisconsin Avenue MultiUse Path	12315003 - 7001	FIXED ASSET	10/27/2025	\$11,085.14
28209	10/30/2025	Cleared	11/6/2025	\$829.91	507846449	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$62.96
					507846471	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$117.58
					507875290	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$22.48
					507912755	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$50.98
					507912757	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$415.11
					507931282	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$113.58
					507931283	Invoice	333	MIDWEST TAPE	material jvid	35510104 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$31.48
					507931285	Invoice	333	MIDWEST TAPE	material jvid	35510103 - 6006	BOOKS AND PERIODICALS	10/28/2025	\$15.74
<b>Line Item Total</b>												<b>\$829.91</b>	
28210	10/30/2025	Outstanding		\$53.19	FL-03789	Invoice	1366	MILWAUKEE CO FEDERATED LIBRARY SYSTEM	postage	35510000 - 6013	POSTAGE	10/28/2025	\$53.19
28211	10/30/2025	Cleared	11/6/2025	\$11,020.74	78895	Invoice	140	MISSIONSQUARE	Payroll Run 1 - Warrant 2522B1	10 - 2311	DEFERRED CONTRIBUTION	10/30/2025	\$11,020.74
28213	10/30/2025	Cleared	11/5/2025	\$1,166.67	INV-145281	Invoice	58	NEOGOV	Vetted Subscription	10143000 - 6202	GENERAL SERVICES	10/23/2025	\$1,166.67
28214	10/30/2025	Cleared	11/7/2025	\$11,170.00	78896	Invoice	209	NORTH SHORE BANK FSB	Payroll Run 1 - Warrant 2522B1	10 - 2311	DEFERRED CONTRIBUTION	10/30/2025	\$11,170.00
28215	10/30/2025	Cleared	11/3/2025	\$30.00	2518705	Invoice	249	NORTHERN LAKE SERVICE INC	Water Sample	50814662 - 6016	LABORATORY SAMPLES	10/28/2025	\$30.00
28216	10/30/2025	Cleared	11/5/2025	\$202.20	78930	Invoice	99999	ONE TIME VENDOR	UB 103974 10209 VIENNA	50 - 1350	UTILITY ACCOUNTS RECEIVABLE	10/28/2025	\$202.20

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28217 5	10/30/2025	Cleared	11/6/2025	\$57.76	78932	Invoice	99999	ONE TIME VENDOR	UB 108054 7939 HILLCREST	50 - 1350	UTILITY ACCOUNTS RECEIVABLE	10/28/2025	\$57.76
28218 5	10/30/2025	Outstanding		\$2,400.00	REF FEE 11152023	Invoice	99999	ONE TIME VENDOR	PARCEL 3820011000 1176 KAVANAU	10620000 - 4626	PROPERTY MAINT INPECTION	10/13/2025	\$2,400.00
28219 5	10/30/2025	Cleared	11/10/2025	\$119.94	REIMB YOUTH 10302025	Invoice	99999	ONE TIME VENDOR	TRUNK OR TREAT SUPPLIES 10/18/	10111000 - 6609	DEPARTMENT SPECIFIC	10/13/2025	\$119.94
28220 5	10/30/2025	Cleared	11/4/2025	\$255.30	HMFS2025-0018	Invoice	99999	ONE TIME VENDOR	Hydrant Release	50 - 2408 10999000 - 6099	DEPOSITS OTHER EXPENSES	10/28/2025 10/28/2025	\$250.00 \$5.30
<b>Line Item Total</b>													<b>\$255.30</b>
28221 5	10/30/2025	Cleared	11/7/2025	\$150.00	11042025	Invoice	99999	ONE TIME VENDOR	programming adult	35510103 - 6027	PROGRAMMING	10/22/2025	\$150.00
28222 5	10/30/2025	Cleared	11/4/2025	\$250.88	HMFS2025-0029	Invoice	99999	ONE TIME VENDOR	Hydrant release	50 - 2408 10999000 - 6099	DEPOSITS OTHER EXPENSES	10/28/2025 10/28/2025	\$250.00 \$0.88
<b>Line Item Total</b>													<b>\$250.88</b>
28223 5	10/30/2025	Cleared	11/7/2025	\$251.75	HMFS2025-0027	Invoice	99999	ONE TIME VENDOR	Hydrant Release	50 - 2408 10999000 - 6099	DEPOSITS OTHER EXPENSES	10/28/2025 10/28/2025	\$250.00 \$1.75
<b>Line Item Total</b>													<b>\$251.75</b>
28224 5	10/30/2025	Outstanding		\$136.99	REIMB 10272025	Invoice	99999	ONE TIME VENDOR	DECORATIONS/CANDY TRUNK OR TRE	10111000 - 6609	DEPARTMENT SPECIFIC	10/13/2025	\$136.99
28225 5	10/30/2025	Outstanding		\$250.88	HMFS2025-0028	Invoice	99999	ONE TIME VENDOR	Hydrant Release	50 - 2408 10999000 - 6099	DEPOSITS OTHER EXPENSES	10/28/2025 10/28/2025	\$250.00 \$0.88
<b>Line Item Total</b>													<b>\$250.88</b>
28226	10/30/2025	Outstanding		\$250.88	HMFS2025-0030	Invoice	99999	ONE TIME VENDOR	Hydrant Release	50 - 2408	DEPOSITS	10/28/2025	\$250.00

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28226	10/30/2025	Outstanding		\$250.88	HMFS2025-0030	Invoice	99999	ONE TIME VENDOR	Hydrant Release	10999000 - 6099	OTHER EXPENSES	10/28/2025	\$0.88
<b>Line Item Total</b>												<b>\$250.88</b>	
28227	10/30/2025	Outstanding		\$2,400.00	REF FEE 12132023	Invoice	99999	ONE TIME VENDOR	PARCEL 4120226001 173 N 121ST	10620000 - 4626	PROPERTY MAINT INPECTION	10/13/2025	\$2,400.00
28228	10/30/2025	Cleared	11/5/2025	\$2,400.00	REF FEE 02012023	Invoice	99999	ONE TIME VENDOR	PARCEL 3400073000 10605 W NOR	10620000 - 4626	PROPERTY MAINT INPECTION	10/13/2025	\$2,400.00
28229	10/30/2025	Cleared	11/4/2025	\$120.00	BC2025-0184	Invoice	99999	ONE TIME VENDOR	Cancelled Permit	10620000 - 4450	BUILDING PERMITS	10/21/2025	\$120.00
28230	10/30/2025	Outstanding		\$255.00	78897	Invoice	217	POLICE SUPERVISORY UNION DUES	Payroll Run 1 - Warrant 2522B1	10 - 2315	UNION DUES - POLICE SUP	10/30/2025	\$255.00
28231	10/30/2025	Cleared	11/7/2025	\$7,917.88	3812	Invoice	556	READY REBOUND INC	Recover Quarterly Service Agre	19190000 - 6202	GENERAL SERVICES	10/23/2025	\$7,917.88
28232	10/30/2025	Cleared	11/4/2025	\$7,837.23	12A8651548	Invoice	1024	RELIASTAR LIFE INSURANCE COMPANY	Life Insurance Premiums Novemb	16190000 - 6408	INSURANCE PREMIUMS	10/22/2025	\$7,837.23
28233	10/30/2025	Outstanding		\$450.00	1	Invoice	2453	RIPPLES & ROOTS	PM2025-0395 Grass cut door boa	10620000 - 6202	GENERAL SERVICES	10/28/2025	\$450.00
28234	10/30/2025	Cleared	11/4/2025	\$6,196.13	2025-76986	Invoice	210	RNOW INC	STOCK PACKER CYLINDERS	20 - 1501	GENERAL INVENTORY	10/15/2025	\$6,196.13
28235	10/30/2025	Cleared	11/5/2025	\$357.50	INV63769	Invoice	939	SEILER INSTRUMENT & MFG COMPANY INC	Trimble TSC7 repair	10625000 - 6099	OTHER EXPENSES	10/10/2025	\$357.50
28236	10/30/2025	Cleared	11/4/2025	\$2,706.48	4760	Invoice	2352	STAN'S INDUSTRIAL MANUFACTURING	Lath and Stake	10625000 - 6099	OTHER EXPENSES	10/10/2025	\$2,706.48
28237	10/30/2025	Cleared	11/4/2025	\$539.90	78903	Invoice	1630	STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2522B1	10 - 2312	WAGE GARNISHMENTS	10/30/2025	\$539.90
28238	10/30/2025	Cleared	11/10/2025	\$760.00	78914	Invoice	1156	SWEENEY, PATRICK M	Pallet Racking	50816930 - 6023	OFFICE EQUIPMENT & FURNITURE	10/28/2025	\$760.00

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28239	10/30/2025	Outstanding		\$4,777.00	102125 25CDBG	Invoice	1169	TOSA COMMUNITY FOOD PANTRY	2025 CDBG TCFP	13630304 - 6603	GRANT EXPENDITURE	10/28/2025	\$4,777.00
28240	10/30/2025	Cleared	11/3/2025	\$1,104.40	110010034526	Invoice	159	UKG KRONOS SYSTEMS LLC	Kronos Hosting Fees	24144000 - 6409	SOFTWARE HOSTING	10/13/2025	\$1,104.40
28241	10/30/2025	Cleared	11/4/2025	\$315,818.31	78854	Invoice	290	VISU SEWER INC	23-78 2023 SANITARY SEWER IMPR	52840000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/24/2025	\$2,145.00
										51830000 - 7003	NON CITY ASSET	10/24/2025	\$268,160.82
										51830000 - 7001	FIXED ASSET	10/24/2025	\$45,512.49
											<b>Line Item Total</b>		<b>\$315,818.31</b>
28242	10/30/2025	Outstanding		\$150.00	PLAYBILL ADD 2025	Invoice	302	WAUWATOSA WEST HIGH SCHOOL	FALL 2025 PLAYBILL AD TOSA WES	10111000 - 6609	DEPARTMENT SPECIFIC	10/13/2025	\$150.00
28243	10/30/2025	Outstanding		\$7,419.22	WR5131616	Invoice	314	WE ENERGIES	Electric Service for Traffic S	12320000 - 7001	FIXED ASSET	10/24/2025	\$7,419.22
28244	10/30/2025	Cleared	11/10/2025	\$15,300.00	4357	Invoice	1824	WESTRUM LEAK DETECTION	2025 (3) year contract to West	50816923 - 6202	GENERAL SERVICES	10/28/2025	\$15,300.00
28245	10/30/2025	Cleared	11/3/2025	\$2,295.75	455TIME-0000018688	Invoice	1116	WI DEPT OF JUSTICE CIB TIME BILLING	10/01/25 - 12/31/25 TIME Acces	10210000 - 6306	TELECOMMUNICATIONS	10/23/2025	\$2,295.75
28246	10/30/2025	Cleared	11/3/2025	\$1,999.92	78902	Invoice	368	WI SUPPORT COLLECTIONS TRUST FUND	Payroll Run 1 - Warrant 2522B1	10 - 2312	WAGE GARNISHMENTS	10/30/2025	\$1,999.92
28247	10/30/2025	Cleared	11/3/2025	\$334,362.92	395-0000414097	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	BIKE SHARE 6/30-7/31/25 & 9/25	50814673 - 7001	FIXED ASSET	10/15/2025	\$0.75
										50814675 - 7001	FIXED ASSET	10/15/2025	\$0.07
										51830000 - 7001	FIXED ASSET	10/15/2025	\$0.13
					395-0000414150	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	BIKE SHARE 6/30-7/31/25 & 9/25	12315005 - 7001	FIXED ASSET	10/30/2025	\$86,385.54
										51830000 - 7001	FIXED ASSET	10/30/2025	\$24,107.49
										12315001 - 7001	FIXED ASSET	10/30/2025	\$35,661.58
										12325000 - 7001	FIXED ASSET	10/30/2025	\$1,869.55
										52840000 - 7001	FIXED ASSET	10/30/2025	\$81,927.16
										12320000 - 7001	FIXED ASSET	10/30/2025	-\$1,244.02

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28247	10/30/2025	Cleared	11/3/2025	\$334,362.92	395-0000414150	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	BIKE SHARE 6/30-7/31/25 & 9/25	12315003 - 7001	FIXED ASSET	10/30/2025	-\$1,742.23
	5									50814673 - 7001	FIXED ASSET	10/30/2025	\$27,768.39
					395-0000414151	Invoice	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	BIKE SHARE 6/30-7/31/25 & 9/25	50814673 - 7001	FIXED ASSET	10/30/2025	\$92,797.27
					395-0000414220	Credit Memo	1347	WISCONSIN DEPARTMENT OF TRANSPORTATION	BIKE SHARE 6/30-7/31/25 & 9/25	12635000 - 7001	FIXED ASSET	10/15/2025	-\$13,168.76
<b>Line Item Total</b>													<b>\$334,362.92</b>
28248	11/3/2025	Cleared	11/3/2025	\$31,792.54	78898A	Direct Disbursement	278	NATIONWIDE RETIREMENT SOLUTIONS	Payroll Run 1 - Warrant 2522B1	10 - 2311	DEFERRED CONTRIBUTION	10/30/2025	\$31,792.54
28249	11/3/2025	Cleared	11/3/2025	\$6,566,569.38	DEP NOV 2025	Direct Disbursement	1302	DEPOSITORY TRUST COMPANY	DEPOSITORY TRUST NOVEMBER 2025	11152000 - 6404	DEBT SERVICE PRINCIPAL	11/3/2025	\$2,440,000.00
										11152000 - 6405	DEBT SERVICE INTEREST	11/3/2025	\$324,650.63
										50 - 2801	BONDS PAYABLE - CURRENT	11/3/2025	\$200,000.00
										50810430 - 6405	DEBT SERVICE INTEREST	11/3/2025	\$79,525.00
										51 - 2801	BONDS PAYABLE - CURRENT	11/3/2025	\$1,685,000.00
										51830000 - 6405	DEBT SERVICE INTEREST	11/3/2025	\$115,653.75
										52 - 2801	BONDS PAYABLE - CURRENT	11/3/2025	\$1,510,000.00
										52840000 - 6405	DEBT SERVICE INTEREST	11/3/2025	\$211,740.00
<b>Line Item Total</b>													<b>\$6,566,569.38</b>
28250	11/3/2025	Cleared	11/3/2025	\$3,571.20	DENTAL 11/3/25	Direct Disbursement	941	HUMANA	DENTAL THROUGH 11/1/25	17190000 - 6403	CLAIMS	11/3/2025	\$3,571.20
28251	11/5/2025	Cleared	11/5/2025	\$233,803.54	UH 11/5/25	Direct Disbursement	933	UNITED HEALTHCARE	HEALTH CLAIMS	16190000 - 6403	CLAIMS	11/5/2025	\$233,803.54
28252	11/5/2025	Cleared	11/5/2025	\$8,174.22	UH FLEX 11/5/25	Direct Disbursement	933	UNITED HEALTHCARE	FLEXIBLE SPENDING	10 - 2316	FLEXIBLE SPENDING	11/5/2025	\$8,174.22

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28253	11/5/2025	Cleared	11/5/2025	\$28,635.72	AEGIS 11/5/25	Direct Disbursement	1099	AEGIS CORPORATION	WORK COMP FUNDING 10/16/25 - 1	19190210 - 6403	CLAIMS	11/5/2025	\$19,492.99
										19190220 - 6403	CLAIMS	11/5/2025	\$4,923.89
										19190300 - 6403	CLAIMS	11/5/2025	\$2,975.80
										19190355 - 6403	CLAIMS	11/5/2025	\$1,114.35
										19190625 - 6403	CLAIMS	11/5/2025	\$128.69
											<b>Line Item Total</b>		<b>\$28,635.72</b>
28254	11/6/2025	Outstanding		\$250.00	53720	Invoice	16	ARO LOCK & DOOR COMPANY INC	CURLING RINK LOCK REPLACEMENT	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	11/5/2025	\$250.00
28255	11/6/2025	Outstanding		\$21.50	12012025	Invoice	1029	BENISTAR UA 6803	Benistar December 2025	16190000 - 6209	CLAIMS ADMINISTRATION	10/31/2025	\$21.50
28256	11/6/2025	Outstanding		\$730.52	103125	Credit Memo	104	BOBCAT PLUS INC	FLOOD, BRUSH	34345000 - 6010	TOOLS	10/29/2025	-\$23.32
					IB33093	Invoice	104	BOBCAT PLUS INC	FLOOD, BRUSH	34345000 - 6010	TOOLS	10/23/2025	\$753.84
											<b>Line Item Total</b>		<b>\$730.52</b>
28257	11/6/2025	Cleared	11/10/2025	\$163.05	M88551	Invoice	48	BROOKS TRACTOR INC	T-122 LOCK/PIN	20335000 - 6009	REPAIR PARTS	10/23/2025	\$163.05
28258	11/6/2025	Cleared	11/10/2025	\$975.60	W95071	Invoice	1903	BUTTERS-FETTING CO INC	SERVICE CALL - HEATING LEAK AT	22355000 - 6205	BLDING & INFRSTRCTRE REPAIRS	11/5/2025	\$975.60
28259	11/6/2025	Outstanding		\$4,939.36	43235	Invoice	2169	CABLECOM LLC	Hart Park Camera Duct Repair &	34345000 - 6099	OTHER EXPENSES	10/23/2025	\$4,939.36
28260	11/6/2025	Outstanding		\$1,309.03	51459 10/25	Invoice	1124	CHICAGO PARTS AND SOUND LLC	10/25 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$526.17
										20 - 1501	GENERAL INVENTORY	10/23/2025	\$751.86
										20 - 2101	SUSPENSE GENERAL	10/23/2025	\$31.00
											<b>Line Item Total</b>		<b>\$1,309.03</b>
28261	11/6/2025	Outstanding		\$300.00	18065	Invoice	45	COLLEEN REED REPORTING LLC	Court Reporter - BOR 10.30.202	10141000 - 6099	OTHER EXPENSES	10/31/2025	\$300.00

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28262	11/6/2025	Outstanding		\$1,805.54	17183	Invoice	1957	COMPLETE OFFICE OF WISCONSIN	one pallet 8-1/2 x11 copy pape	10110000 - 6003	OFFICE SUPPLIES	11/5/2025	\$62.38
										10111000 - 6003	OFFICE SUPPLIES	11/5/2025	\$15.60
										10120000 - 6003	OFFICE SUPPLIES	11/5/2025	\$46.78
										10130000 - 6003	OFFICE SUPPLIES	11/5/2025	\$93.57
										10140000 - 6003	OFFICE SUPPLIES	11/5/2025	\$46.78
										10141000 - 6003	OFFICE SUPPLIES	11/5/2025	\$187.15
										10142000 - 6003	OFFICE SUPPLIES	11/5/2025	\$187.15
										10143000 - 6003	OFFICE SUPPLIES	11/5/2025	\$187.15
										10150000 - 6003	OFFICE SUPPLIES	11/5/2025	\$62.38
										10151000 - 6003	OFFICE SUPPLIES	11/5/2025	\$124.76
										10410000 - 6003	OFFICE SUPPLIES	11/5/2025	\$31.19
										10610000 - 6003	OFFICE SUPPLIES	11/5/2025	\$46.78
										10620000 - 6003	OFFICE SUPPLIES	11/5/2025	\$62.38
										10625000 - 6003	OFFICE SUPPLIES	11/5/2025	\$526.73
										24144000 - 6003	OFFICE SUPPLIES	11/5/2025	\$62.38
										50816921 - 6003	OFFICE SUPPLIES	11/5/2025	\$62.38
<b>Line Item Total</b>													<b>\$1,805.54</b>
28263	11/6/2025	Cleared	11/7/2025	\$37,901.00	Cox 6816	Invoice	2163	CORNERSTONE ROOFING	Richard Cox 6816 Cedar	38640000 - 6202	GENERAL SERVICES	11/5/2025	\$37,901.00
28264	11/6/2025	Outstanding		\$41,201.50	00057528	Invoice	2126	DAAR CORPORATION	2025 Construction Inspection S	12902000 - 6099	OTHER EXPENSES	11/4/2025	\$41,201.50
28265	11/6/2025	Outstanding		\$1,401.14	498130-000	Invoice	1369	DUOSAFETY LADDER	Ladder Parts	10220000 - 6010	TOOLS	11/4/2025	\$1,401.14
28266	11/6/2025	Outstanding		\$190.32	470513	Invoice	785	E.H. WOLF & SONS	T-112 QUICKLINCS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$190.32
28267	11/6/2025	Cleared	11/10/2025	\$147.70	MILES OCT 25	Invoice	1316	EMPLOYEES	MILEAGE REIMBURSEMENT C PANGIL	10410000 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	\$147.70

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28268	11/6/2025	Outstanding		\$310.02	UniAllow 2025 ltnyre	Invoice	1316	EMPLOYEES	ltnyre Uni Allow - PranaPantsX	10210000 - 5305	UNIFORM ALLOWANCE	10/30/2025	\$310.02
28269	11/6/2025	Cleared	11/7/2025	\$31.15	MILE STEPHENS OCT 25	Invoice	1316	EMPLOYEES	Mileage reimbursement L. Steph	10410000 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	\$31.15
28270	11/6/2025	Cleared	11/10/2025	\$56.00	25-122 Salyers	Invoice	1316	EMPLOYEES	Salyers Travel Reimburse - Men	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$28.00
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$28.00
<b>Line Item Total</b>													<b>\$56.00</b>
28271	11/6/2025	Cleared	11/10/2025	\$29.65	UniAllow10/25Griff in	Invoice	1316	EMPLOYEES	Griffin Uni Allowance - Nike S	10210000 - 5305	UNIFORM ALLOWANCE	10/30/2025	\$29.65
28272	11/6/2025	Outstanding		\$74.00	2025 CDL	Invoice	1316	EMPLOYEES	SWEENY CDL LICENSE	20335000 - 6005	MEMBERSHIPS AND DUES	10/23/2025	\$74.00
28273	11/6/2025	Cleared	11/12/2025	\$765.81	UniAllow10/25 Gibbs	Invoice	1316	EMPLOYEES	Gibbs Uni Allow - Shoes,Shirts	10210000 - 5305	UNIFORM ALLOWANCE	10/30/2025	\$765.81
28274	11/6/2025	Outstanding		\$124.66	UniAllow11/25Kirb y	Invoice	1316	EMPLOYEES	Kirby Uni Allow - REI Socks	10210000 - 5305	UNIFORM ALLOWANCE	11/5/2025	\$124.66
28275	11/6/2025	Cleared	11/10/2025	\$160.98	UniAllow10/25Gier ach	Invoice	1316	EMPLOYEES	Gierach Uni Allow - 5.11Pants	10210000 - 5305	UNIFORM ALLOWANCE	10/30/2025	\$160.98
28276	11/6/2025	Outstanding		\$149.00	25-131 Orlowski	Invoice	1316	EMPLOYEES	Orlowski Travel Reimburse - Pr	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$74.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$74.50
<b>Line Item Total</b>													<b>\$149.00</b>
28277	11/6/2025	Cleared	11/12/2025	\$38.12	UniAllow11/25Cefa lu	Invoice	1316	EMPLOYEES	Cefalu Uni Allow - Jos A Banks	10210000 - 5305	UNIFORM ALLOWANCE	11/5/2025	\$38.12
28278	11/6/2025	Cleared	11/12/2025	\$309.40	79073	Invoice	1316	EMPLOYEES	Truck Rim payment reimburseme	50814673 - 6008	OTHER SUPPLIES	11/5/2025	\$309.40

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28279	11/6/2025	Cleared	11/10/2025	\$300.00	ENVS1001 - Rummel	Invoice	1316	EMPLOYEES	Tuition Reimbursement Envirome	10220000 - 6022	TUITION REIMBURSEMENT	10/30/2025	\$300.00
28280	11/6/2025	Outstanding		\$800.00	UniAllow10/25 Schwab	Invoice	1316	EMPLOYEES	Schwabenlander Uni Allow - Sig	10210000 - 5305	UNIFORM ALLOWANCE	10/30/2025	\$800.00
28281	11/6/2025	Cleared	11/12/2025	\$174.33	UniAllow11/25Rad will	Invoice	1316	EMPLOYEES	Radwill Uni Allow - Salomon Sh	10210000 - 5305	UNIFORM ALLOWANCE	11/5/2025	\$174.33
28282	11/6/2025	Outstanding		\$8.25	parking10-28-25	Invoice	1316	EMPLOYEES	Parking Reimbursement (Schmock)	10220000 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$8.25
28283	11/6/2025	Cleared	11/10/2025	\$32.90	MILES WOLTER OCT 25	Invoice	1316	EMPLOYEES	Mileage Reimbursement K Wolter	10410000 - 6002	PROFESSIONAL DEVELOPMENT	10/13/2025	\$32.90
28284	11/6/2025	Cleared	11/12/2025	\$152.81	UniAllow10/25 Nelson	Invoice	1316	EMPLOYEES	Nelson Uni Allowance - Molle P	10210000 - 5305	UNIFORM ALLOWANCE	10/30/2025	\$152.81
28285	11/6/2025	Outstanding		\$451.00	25-085 Larson	Invoice	1316	EMPLOYEES	Larson Travel Reimburse - DRE	10210000 - 6002 10210111 - 6002	PROFESSIONAL DEVELOPMENT PROFESSIONAL DEVELOPMENT	11/5/2025 11/5/2025	\$225.50 \$225.50
<b>Line Item Total</b>													<b>\$451.00</b>
28286	11/6/2025	Outstanding		\$500.00	InternFFIConger	Invoice	1316	EMPLOYEES	Intern Reimbursement FFI Conge	10220000 - 6022	TUITION REIMBURSEMENT	10/30/2025	\$500.00
28287	11/6/2025	Outstanding		\$4,836.50	EMS-019835	Invoice	2231	EMS MANAGEMENT & CONSULTANTS, INC.	September & Jan/March Adjustme	10220203 - 6202	GENERAL SERVICES	10/17/2025	\$4,836.50
28288	11/6/2025	Outstanding		\$845.00	INV-26752-X2C0	Invoice	2436	EXPRESS ELEVATOR LLC	8/20/25 DPW SERVICE CALL	26360000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/29/2025	\$845.00
28289	11/6/2025	Cleared	11/10/2025	\$3,420.34	3818379-00	Invoice	923	FIRST SUPPLY LLC	FACILITIES PARTS	26360000 - 6205	BLDING & INFRSTRCTRE REPAIRS	11/5/2025	\$3,420.34
28290	11/6/2025	Outstanding		\$34.67	587376	Invoice	105	FUEL SYSTEMS INC	P-287 OIL DRAIN & NIPPLE	20335000 - 6009	REPAIR PARTS	10/23/2025	\$34.67
28291	11/6/2025	Outstanding		\$396.55	289628	Invoice	109	GIELOWS LAWN & GARDEN EQUIPMENT	G-23 FILTERS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$133.00

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28291	11/6/2025	Outstanding		\$396.55	289629	Invoice	109	GIELOWS LAWN & GARDEN EQUIPMENT	G-23 FILTERS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$263.55
<b>Line Item Total</b>												<b>\$396.55</b>	
28292	11/6/2025	Outstanding		\$59.00	251507	Invoice	125	GRAPHIC EDGE INC	Business Cards - Daniel Mitche	10210000 - 6004	PRINTING AND DUPLICATION	10/14/2025	\$59.00
28293	11/6/2025	Outstanding		\$3,346.92	9350659532	Invoice	117	GRAYBAR ELECTRIC COMPANY	13241474 & 17301472 DURALITE	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/23/2025	\$758.35
										10325000 - 6021	ELECTRICAL SUPPLIES	10/23/2025	\$2,588.57
<b>Line Item Total</b>												<b>\$3,346.92</b>	
28294	11/6/2025	Cleared	11/12/2025	\$5,805.00	129979	Invoice	120	GREAT LAKES TESTING INC	F309/F310/F311 Ladder Testing	10220000 - 6202	GENERAL SERVICES	11/4/2025	\$5,805.00
28295	11/6/2025	Outstanding		\$130.95	457017	Invoice	146	INTERSTATE ALL BATTERY CENTER	W-27 M-31PHC BATTERY	20335000 - 6009	REPAIR PARTS	10/23/2025	\$130.95
28296	11/6/2025	Cleared	11/12/2025	\$1,047.49	C041086180:01	Invoice	506	INTERSTATE POWER SYSTEMS, INC	T-100 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$367.21
					C041086216:01	Invoice	506	INTERSTATE POWER SYSTEMS, INC	T-100 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$534.28
					C041086221:01	Invoice	506	INTERSTATE POWER SYSTEMS, INC	T-100 FLEET PARTS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$146.00
<b>Line Item Total</b>												<b>\$1,047.49</b>	
28297	11/6/2025	Outstanding		\$2,059.96	52071	Invoice	2452	JAMES JUSTIN ROBERTS	artist site inspection visit	32515000 - 6099	OTHER EXPENSES	10/30/2025	\$2,059.96
28298	11/6/2025	Outstanding		\$1,215.08	0007363483	Invoice	404	JOURNAL SENTINEL	Legal ads 10/1/2025-10/31/2025	10111000 - 6011	OFFICIAL NOTICES	10/29/2025	\$910.83
										10610000 - 6011	OFFICIAL NOTICES	10/29/2025	\$100.88
										10610000 - 6011	OFFICIAL NOTICES	10/29/2025	\$75.91
										10111000 - 6011	OFFICIAL NOTICES	10/29/2025	\$69.58
										10111000 - 6011	OFFICIAL NOTICES	10/29/2025	\$31.48

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28298	11/6/2025	Outstanding		\$1,215.08	0007363483	Invoice	404	JOURNAL SENTINEL	Legal ads 10/1/2025-10/31/2025	10141000 - 6011	OFFICIAL NOTICES	10/29/2025	\$26.40
<b>Line Item Total</b>												<b>\$1,215.08</b>	
28299	11/6/2025	Outstanding		\$2,411.46	12331091P	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20335000 - 6009	REPAIR PARTS	10/23/2025	\$102.99
					1256345S	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20335000 - 6202	GENERAL SERVICES	10/23/2025	\$713.53
					23111166P	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20335000 - 6009	REPAIR PARTS	10/23/2025	\$457.91
					23111201P	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20335000 - 6009	REPAIR PARTS	10/23/2025	\$268.05
					23111382P	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20335000 - 6009	REPAIR PARTS	10/23/2025	\$268.05
					23111601P	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20 - 1501	GENERAL INVENTORY	10/23/2025	\$209.98
										20 - 2101	SUSPENSE GENERAL	10/23/2025	\$75.98
					23111820P	Invoice	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20 - 1501	GENERAL INVENTORY	10/23/2025	\$314.97
										20 - 2101	SUSPENSE GENERAL	10/23/2025	\$113.97
					23111868P	Credit Memo	339	JX ENTERPRISES INC	S-28 AIR CARTRIDGE	20 - 2101	SUSPENSE GENERAL	10/23/2025	-\$113.97
<b>Line Item Total</b>												<b>\$2,411.46</b>	
28300	11/6/2025	Cleared	11/10/2025	\$23,712.00	50772	Invoice	616	M&M TREE CARE	City Tree Removal	10340000 - 6202	GENERAL SERVICES	10/23/2025	\$23,712.00
28301	11/6/2025	Outstanding		\$17,606.90	17845672	Invoice	2096	MAYFAIR MALL LLC	November 2025 water & sewer ca	36710000 - 6099	OTHER EXPENSES	10/28/2025	\$8,921.68
					17935619	Invoice	2096	MAYFAIR MALL LLC	November 2025 water & sewer ca	36710000 - 6099	OTHER EXPENSES	10/28/2025	\$8,685.22
<b>Line Item Total</b>												<b>\$17,606.90</b>	
28302	11/6/2025	Outstanding		\$895.69	1154921	Invoice	831	MEI TOTAL ELEVATOR SOLUTIONS	NOVEMBER MONTHLY SERVICE - CIT	22355000 - 6202	GENERAL SERVICES	11/5/2025	\$598.68
					1154922	Invoice	831	MEI TOTAL ELEVATOR SOLUTIONS	NOVEMBER MONTHLY SERVICE - CIT	10350000 - 6202	GENERAL SERVICES	11/5/2025	\$297.01
<b>Line Item Total</b>												<b>\$895.69</b>	

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28303	11/6/2025	Cleared	11/10/2025	\$1,768.50	01-2264952	Invoice	355	MICHAEL BEST AND FRIEDRICH LLP	Employee Benefits Consulting	16190000 - 6204	LEGAL SERVICES	11/6/2025	\$1,768.50
28304	11/6/2025	Outstanding		\$109,981.83	N400000104	Invoice	990	MILWAUKEE COUNTY EMS	2025 Milwaukee County radio ch	10210000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$54,613.56
										10220000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$34,853.88
										10310000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$1,097.76
										10330000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$2,195.52
										10315000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$4,116.60
										51830000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$2,195.52
										10325000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$2,469.96
										10340000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$1,646.64
										52840000 - 6306	TELECOMMUNICATIONS	10/29/2025	\$2,195.52
										10210105 - 6306	TELECOMMUNICATIONS	10/29/2025	\$4,596.87
											<b>Line Item Total</b>		<b>\$109,981.83</b>
28305	11/6/2025	Outstanding		\$3,095.43	COURT FEES OCT 25	Invoice	1607	MILWAUKEE COUNTY TREASURER	COURT FEES OCTOBER 2025	10 - 2504	DUE MILWAUKEE COUNTY	10/13/2025	\$3,095.43
28306	11/6/2025	Cleared	11/12/2025	\$257,709.90	79066	Invoice	194	MILWAUKEE WATER WORKS	MKE WATER 1-0118.300	50811602 - 6308	WHOLESALE WATER	11/5/2025	\$34,134.69
					79067	Invoice	194	MILWAUKEE WATER WORKS	MKE WATER 1-0118.300	50811602 - 6308	WHOLESALE WATER	11/5/2025	\$223,575.21
											<b>Line Item Total</b>		<b>\$257,709.90</b>
28307	11/6/2025	Cleared	11/12/2025	\$19,647.14	022380	Invoice	2178	MSA PROFESSIONAL SERVICES, INC.	Preliminary Engineering Analys	51830000 - 7001	FIXED ASSET	10/31/2025	\$9,823.57
										52840000 - 7001	FIXED ASSET	10/31/2025	\$9,823.57
											<b>Line Item Total</b>		<b>\$19,647.14</b>

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28308	11/6/2025	Outstanding		\$1,185.43	38534583	Invoice	212	OFFICE DEPOT	October 2025 Office Supply Inv	20335000 - 6003	OFFICE SUPPLIES	11/3/2025	\$66.74
										10210000 - 6004	PRINTING AND DUPLICATION	11/3/2025	\$46.71
										10220000 - 6003	OFFICE SUPPLIES	11/3/2025	\$378.93
										10143000 - 6003	OFFICE SUPPLIES	11/3/2025	\$35.29
										35510000 - 6003	OFFICE SUPPLIES	11/3/2025	\$403.72
										35510000 - 6008	OTHER SUPPLIES	11/3/2025	\$214.76
										10620000 - 6003	OFFICE SUPPLIES	11/3/2025	\$39.28
											<b>Line Item Total</b>		<b>\$1,185.43</b>
28309	11/6/2025	Outstanding		\$7.00	November 4, 2025	Invoice	99999	ONE TIME VENDOR	Subpoena payment for court	10130000 - 6099	OTHER EXPENSES	10/22/2025	\$7.00
28310	11/6/2025	Outstanding		\$2,478.06	MKE ULT CLUB OCT/NOV	Invoice	99999	ONE TIME VENDOR	FLOOD REFUND - MILW ULTIMATE C	34345000 - 4645	FIELD RENTAL	10/29/2025	\$2,478.06
28311	11/6/2025	Outstanding		\$16,684.04	316218	Invoice	2318	PERFECTION PLUS, INC.	City Wide Cleaning Contract- M	10220000 - 6202	GENERAL SERVICES	11/5/2025	\$480.00
										10350000 - 6202	GENERAL SERVICES	11/5/2025	\$4,181.54
										22355000 - 6202	GENERAL SERVICES	11/5/2025	\$10,800.00
										26360000 - 6202	GENERAL SERVICES	11/5/2025	\$1,222.50
											<b>Line Item Total</b>		<b>\$16,684.04</b>
28312	11/6/2025	Cleared	11/12/2025	\$4,700.74	60380042	Invoice	220	POMPS TIRE SERVICE INC	P-108 LT265/75R16/10 DYNAPRO	20335000 - 6009	REPAIR PARTS	10/23/2025	\$561.16
					60380597	Invoice	220	POMPS TIRE SERVICE INC	P-108 LT265/75R16/10 DYNAPRO	20335000 - 6009	REPAIR PARTS	10/23/2025	\$357.30
					60380600	Invoice	220	POMPS TIRE SERVICE INC	P-108 LT265/75R16/10 DYNAPRO	20 - 1501	GENERAL INVENTORY	10/23/2025	\$2,282.28
					60381237	Invoice	220	POMPS TIRE SERVICE INC	P-108 LT265/75R16/10 DYNAPRO	20 - 1501	GENERAL INVENTORY	10/23/2025	\$1,500.00
											<b>Line Item Total</b>		<b>\$4,700.74</b>

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28313	11/6/2025	Outstanding		\$3,500.00	2025464	Invoice	882	PROPHOENIX	Server Migration Proposal #172	24144000 - 6203	CONSULTING SERVICES	10/13/2025	\$3,500.00
28314	11/6/2025	Cleared	11/12/2025	\$5,810.25	191587	Invoice	275	RA SMITH INC	Storm design for 76th and Wisc	52840000 - 7001	FIXED ASSET	11/3/2025	\$5,810.25
28315	11/6/2025	Outstanding		\$75.00	11062025 CSM FEE	Invoice	1610	REGISTER OF DEEDS	csn review fee - Blue MoundFor	10610000 - 6099	OTHER EXPENSES	11/6/2025	\$75.00
28316	11/6/2025	Outstanding		\$2,206.08	INV-WI-4536	Invoice	231	RELIANT FIRE APPARATUS INC	F309 - Bolts, Nuts	10220000 - 6206	EQUIPMENT REPAIRS	11/4/2025	\$168.32
					INV-WI-4555	Invoice	231	RELIANT FIRE APPARATUS INC	F309 - Bolts, Nuts	10220000 - 6206	EQUIPMENT REPAIRS	11/4/2025	\$677.14
					INV-WI-4564	Invoice	231	RELIANT FIRE APPARATUS INC	F309 - Bolts, Nuts	10220000 - 6206	EQUIPMENT REPAIRS	11/4/2025	\$211.82
					INV-WI-4595	Invoice	231	RELIANT FIRE APPARATUS INC	F309 - Bolts, Nuts	10220000 - 6206	EQUIPMENT REPAIRS	11/4/2025	\$1,148.80
<b>Line Item Total</b>												<b>\$2,206.08</b>	
28317	11/6/2025	Outstanding		\$84.09	F78927-001	Invoice	233	RITTER TECH A DIV OF MCE	R-46 PLUGS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$84.09
28318	11/6/2025	Outstanding		\$11,800.50	2.79.25 revised	Invoice	308	SB FRIEDMAN & COMPANY DEVELOPMENT ADVISORS	2025 Housing Study Update	10610000 - 6203	CONSULTING SERVICES	10/13/2025	\$0.00
										10615000 - 6203	CONSULTING SERVICES	10/13/2025	\$6,260.75
										13630000 - 6603	GRANT EXPENDITURE	10/13/2025	\$0.00
					3.79.25	Invoice	308	SB FRIEDMAN & COMPANY DEVELOPMENT ADVISORS	2025 Housing Study Update	10615000 - 6203	CONSULTING SERVICES	11/2/2025	\$5,539.75
<b>Line Item Total</b>												<b>\$11,800.50</b>	
28319	11/6/2025	Cleared	11/12/2025	\$6,373.41	05072703	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS WEEK OF 10/20	10315000 - 6105	CONCRETE SAND AND STONE	10/29/2025	\$65.17
										50814673 - 6108	ASPHALT	10/29/2025	\$2,819.62
					05072848	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS WEEK OF 10/20	10315000 - 6105	CONCRETE SAND AND STONE	11/5/2025	\$297.26
										50814673 - 6108	ASPHALT	11/5/2025	\$3,191.36
<b>Line Item Total</b>												<b>\$6,373.41</b>	

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28320	11/6/2025	Outstanding		\$580.80	47161	Invoice	181	THE ALSTAR COMPANY LLC	SEPT/OCT SOAP DELIVERIES	26360000 - 6205	BLDING & INFRSTRCTRE REPAIRS	11/5/2025	\$580.80
28321	11/6/2025	Cleared	11/10/2025	\$1,867.00	2506664	Invoice	80	TOTAL MECHANICAL	LABOR AND FLEET CHARGES 9/13	10350000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/29/2025	\$765.00
					2510962	Invoice	80	TOTAL MECHANICAL	LABOR AND FLEET CHARGES 9/13	22355000 - 6205	BLDING & INFRSTRCTRE REPAIRS	10/29/2025	\$1,102.00
<b>Line Item Total</b>													<b>\$1,867.00</b>
28322	11/6/2025	Outstanding		\$745.80	693923857935	Invoice	1280	UHS PREMIUM BILLING	COBRA Admin Fees Q3 2025	16190000 - 6203	CONSULTING SERVICES	10/31/2025	\$745.80
28323	11/6/2025	Cleared	11/12/2025	\$1,200.00	110010035849	Invoice	159	UKG KRONOS SYSTEMS LLC	Kronos Hosting Fees	24144000 - 6409	SOFTWARE HOSTING	10/13/2025	\$1,200.00
28324	11/6/2025	Cleared	11/10/2025	\$3,983.32	228202	Invoice	280	UNITED MAILING SERVICES INC	POSTAGE 10/1-10/31/2025	10 - 1502	POSTAGE INVENTORY	10/29/2025	\$3,983.32
28325	11/6/2025	Outstanding		\$807.90	555336	Invoice	286	UPTOWN MOTORS INC	P-244 TPMS KIT	20335000 - 6009	REPAIR PARTS	10/23/2025	\$41.25
					555659	Invoice	286	UPTOWN MOTORS INC	P-244 TPMS KIT	20335000 - 6009	REPAIR PARTS	10/23/2025	\$188.13
					555734	Invoice	286	UPTOWN MOTORS INC	P-244 TPMS KIT	20335000 - 6009	REPAIR PARTS	10/23/2025	\$278.75
					556338	Invoice	286	UPTOWN MOTORS INC	P-244 TPMS KIT	20335000 - 6009	REPAIR PARTS	10/23/2025	\$64.69
					556384	Invoice	286	UPTOWN MOTORS INC	P-244 TPMS KIT	20335000 - 6009	REPAIR PARTS	10/23/2025	\$46.95
					556476	Invoice	286	UPTOWN MOTORS INC	P-244 TPMS KIT	20335000 - 6009	REPAIR PARTS	10/23/2025	\$188.13
<b>Line Item Total</b>													<b>\$807.90</b>
28326	11/6/2025	Outstanding		\$5,418.00	4103019	Credit Memo	1063	WASTEBUILT	S-21 KEEPERS	20 - 1501	GENERAL INVENTORY	10/23/2025	-\$1,488.88
					4135660	Invoice	1063	WASTEBUILT	S-21 KEEPERS	20 - 1501	GENERAL INVENTORY	10/23/2025	\$122.90
					4135662	Invoice	1063	WASTEBUILT	S-21 KEEPERS	20 - 1501	GENERAL INVENTORY	10/23/2025	\$184.36
					4139327	Invoice	1063	WASTEBUILT	S-21 KEEPERS	20 - 1501	GENERAL INVENTORY	10/23/2025	\$5,785.72
					4139328	Invoice	1063	WASTEBUILT	S-21 KEEPERS	20335000 - 6009	REPAIR PARTS	10/23/2025	\$563.64

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28326	11/6/2025	Outstanding		\$5,418.00	4139329	Invoice	1063	WASTEBUILT	S-21 KEEPERS	20 - 1501	GENERAL INVENTORY	10/23/2025	\$250.26
<b>Line Item Total</b>													
<b>\$5,418.00</b>													
28327	11/6/2025	Outstanding		\$11,365.58	5676798754	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6303	NATURAL GAS	11/4/2025	\$204.71
					5676843348	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	11/4/2025	\$5,604.24
					5677138973	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	11/4/2025	\$1,623.63
					5677162172	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	11/4/2025	\$139.37
					5678156693	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	11/4/2025	\$756.80
					5678172941	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6302	ELECTRICITY	11/4/2025	\$1,997.23
					5678365286	Invoice	314	WE ENERGIES	HMTR STATION #2 - GAS	10220000 - 6303	NATURAL GAS	11/4/2025	\$1,039.60
<b>Line Item Total</b>													
<b>\$11,365.58</b>													
28328	11/6/2025	Outstanding		\$414.00	WR5046569	Invoice	314	WE ENERGIES	Winter Install for Signals Wis	12320000 - 7001	FIXED ASSET	11/3/2025	\$414.00
28329	11/6/2025	Outstanding		\$8,214.21	COURT FEES OCT 25	Invoice	891	WI COURT FINES & SURCHARGES	COURT FEES OCTOBER 2025	10 - 2550	DUE STATE OF WISCONSIN	10/13/2025	\$8,214.21
28337	11/13/2025	Outstanding		\$11,000.00	2025CDP	Invoice	617	ABT MAILCOM	Estimated Postage 2025 tax bil	10151000 - 6013	POSTAGE	10/13/2025	\$11,000.00
28338	11/13/2025	Outstanding		\$5,000.00	10650	Invoice	2019	AFR ENGINE	R25-59 AFR Engine 12.01.25 - 1	10210000 - 6005	MEMBERSHIPS AND DUES	11/5/2025	\$5,000.00
28339	11/13/2025	Outstanding		\$15,082.43	104577	Invoice	766	ALL CITY MANAGEMENT SERVICES INC	Crossing Guard Services 2025	10230000 - 6202	GENERAL SERVICES	11/12/2025	\$15,082.43
28340	11/13/2025	Outstanding		\$50.00	79207	Invoice	2426	ALVERNO COLLEGE	Payroll Run 1 - Warrant 2523B1	10 - 2312	WAGE GARNISHMENTS	11/13/2025	\$50.00
28341	11/13/2025	Outstanding		\$2,835.00	2025-0327	Invoice	354	AQUA BACKFLOW	Cross Connection Control	50814664 - 6202	GENERAL SERVICES	11/12/2025	\$2,835.00
28342	11/13/2025	Outstanding		\$1,000.00	11/05/25 SPEAKER FEE	Invoice	1278	BACKBONE INSTITUTE LLC	SUP TRAINING SESSION - ENERGY	10143000 - 6002	PROFESSIONAL DEVELOPMENT	11/12/2025	\$1,000.00
28343	11/13/2025	Outstanding		\$4,301.60	00032625	Invoice	32	BARRICADE FLASHER SERVICE INC	24" TYPE I - FDG	10320000 - 6008	OTHER SUPPLIES	11/4/2025	\$4,301.60

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28344	11/13/2025	Outstanding		\$2,280.00	0278435	Invoice	613	BAXTER & WOODMAN	On Call Development Review Ser	10625000 - 6202	GENERAL SERVICES	11/10/2025	\$2,280.00
28345	11/13/2025	Outstanding		\$308.00	2858381	Invoice	40	BIRD LADDER COMPANY INC	Supplies for mains	50814673 - 6010	TOOLS	11/12/2025	\$308.00
28346	11/13/2025	Outstanding		\$97.00	LB11620	Invoice	104	BOBCAT PLUS INC	AUGER RENTAL	12345000 - 7001	FIXED ASSET	11/11/2025	\$97.00
28347	11/13/2025	Outstanding		\$1,358.93	M88930	Invoice	48	BROOKS TRACTOR INC	T-122 LOCK/PIN	20335000 - 6009	REPAIR PARTS	11/4/2025	\$727.83
					M89149	Invoice	48	BROOKS TRACTOR INC	T-122 LOCK/PIN	20335000 - 6009	REPAIR PARTS	11/11/2025	\$631.10
<b>Line Item Total</b>													<b>\$1,358.93</b>
28348	11/13/2025	Outstanding		\$1,461.08	0065126-IN	Invoice	265	CASPERS TRUCK EQUIPMENT	STOCK CYLINDERS	20 - 1501	GENERAL INVENTORY	11/4/2025	\$1,461.08
28349	11/13/2025	Outstanding		\$60.00	12649	Invoice	1405	CEMAN, ZITZER & BEHRENS, S.C.	Mensah, Joseph v. City of Wauw	10143000 - 6204	LEGAL SERVICES	11/12/2025	\$60.00
28350	11/13/2025	Outstanding		\$1,066.03	5140025163	Invoice	184	CITY OF MILWAUKEE OFFICE OF CITY TREASURER	GENERAL ILLUMINATION SEPT 2025	10325000 - 6302	ELECTRICITY	11/11/2025	\$1,066.03
28351	11/13/2025	Outstanding		\$300.00	18070	Invoice	45	COLLEEN REED REPORTING LLC	Court Reporter - BOR 11.6.25	10141000 - 6099	OTHER EXPENSES	11/10/2025	\$300.00
28352	11/13/2025	Outstanding		\$580.30	621456	Invoice	384	COREY OIL LTD	234 GAL DEF	20 - 1501	GENERAL INVENTORY	11/11/2025	\$580.30
28353	11/13/2025	Outstanding		\$13,845.00	1327-226666	Invoice	1386	CRIVELLO NICHOLS & HALL, SC	General Matters	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$13,845.00
28354	11/13/2025	Outstanding		\$257.80	INV1339830	Invoice	892	DASH MEDICAL GLOVES	R25-33 M/XL Nitrile Exam Glove	10210000 - 6008	OTHER SUPPLIES	11/5/2025	\$257.80
28355	11/13/2025	Outstanding		\$1,661.40	251 0 76501	Invoice	237	DIGGERS HOTLINE INC	2025 Diggers Hotline	10325000 - 6202	GENERAL SERVICES	11/4/2025	\$415.35
										50816923 - 6202	GENERAL SERVICES	11/4/2025	\$415.35
										51830000 - 6202	GENERAL SERVICES	11/4/2025	\$415.35

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28355	11/13/2025	Outstanding		\$1,661.40	251 0 76501	Invoice	237	DIGGERS HOTLINE INC	2025 Diggers Hotline	52840000 - 6202	GENERAL SERVICES	11/4/2025	\$415.35
<b>Line Item Total</b>												<b>\$1,661.40</b>	
28356	11/13/2025	Outstanding		\$42,127.09	472575	Invoice	785	E.H. WOLF & SONS	8503 GAL UNLEADED AT \$2.28867	20 - 1503	FUEL INVENTORY	11/4/2025	\$19,460.55
					472723	Invoice	785	E.H. WOLF & SONS	8503 GAL UNLEADED AT \$2.28867	20 - 1503	FUEL INVENTORY	11/4/2025	\$22,666.54
<b>Line Item Total</b>												<b>\$42,127.09</b>	
28357	11/13/2025	Outstanding		\$4,550.00	103385	Invoice	1303	EHLERS & ASSOCIATES INC	Sonesta Hotel development prof	36 - 1550	PREPAIDS	10/13/2025	\$1,925.00
					103386	Invoice	1303	EHLERS & ASSOCIATES INC	Sonesta Hotel development prof	36707000 - 6203	CONSULTING SERVICES	10/13/2025	\$2,625.00
<b>Line Item Total</b>												<b>\$4,550.00</b>	
28358	11/13/2025	Outstanding		\$19.00	25-126 Wex	Invoice	1316	EMPLOYEES	Wex Travel Reimburse - Financi	10210000 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$9.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$9.50
<b>Line Item Total</b>												<b>\$19.00</b>	
28359	11/13/2025	Outstanding		\$150.00	2025 WALTERS SHOES	Invoice	1316	EMPLOYEES	WALTERS SAFETY SHOES	10330000 - 6007	CLOTHING	11/11/2025	\$150.00
28360	11/13/2025	Outstanding		\$76.97	2025BOOTREIMB	Invoice	1316	EMPLOYEES	2025 BOOT REIMBURSEMENT DEBACK	10625000 - 6007	CLOTHING	10/13/2025	\$76.97
28361	11/13/2025	Outstanding		\$19.00	25-126 Pavlik	Invoice	1316	EMPLOYEES	Pavlik Travel Reimburse - Fina	10210000 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$9.50
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$9.50
<b>Line Item Total</b>												<b>\$19.00</b>	
28362	11/13/2025	Outstanding		\$38.00	25-090 Selner	Invoice	1316	EMPLOYEES	Selner Travel Reimburse - WI P	10210000 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$19.00
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$19.00
<b>Line Item Total</b>												<b>\$38.00</b>	

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28363	11/13/2025	Outstanding		\$224.00	2025 MONVILLE CDL	Invoice	1316	EMPLOYEES	MONVILLE CDL	20335000 - 6005	MEMBERSHIPS AND DUES	11/11/2025	\$74.00
					2025 MONVILLE SHOES	Invoice	1316	EMPLOYEES	MONVILLE CDL	20335000 - 6007	CLOTHING	11/11/2025	\$150.00
<b>Line Item Total</b>												<b>\$224.00</b>	
28364	11/13/2025	Outstanding		\$800.00	UniAllow11/25 Keck	Invoice	1316	EMPLOYEES	Keck Uni Allow - Shoesx2, Jean	10210000 - 5305	UNIFORM ALLOWANCE	11/5/2025	\$800.00
28365	11/13/2025	Outstanding		\$15.75	MCBRIDE ICC 111025	Invoice	1316	EMPLOYEES	GLENDALE ICC MEETING MILEAGE R	10110000 - 6099	OTHER EXPENSES	10/13/2025	\$15.75
28366	11/13/2025	Outstanding		\$38.00	25-090 Lambrecht	Invoice	1316	EMPLOYEES	Lambrecht Travel Reimburse - W	10210000 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$19.00
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	11/5/2025	\$19.00
<b>Line Item Total</b>												<b>\$38.00</b>	
28367	11/13/2025	Outstanding		\$150.00	2025 KOEPKE SHOES	Invoice	1316	EMPLOYEES	KOEPKE SAFETY SHOES	10315000 - 6007	CLOTHING	11/4/2025	\$150.00
28368	11/13/2025	Outstanding		\$51.20	UniAllow11/25George	Invoice	1316	EMPLOYEES	George Uni Allow - Double Angl	10210000 - 5305	UNIFORM ALLOWANCE	11/5/2025	\$51.20
28369	11/13/2025	Outstanding		\$51.45	79226	Invoice	1316	EMPLOYEES	Class reimbursement	50816921 - 6098	INVEST IN PEOPLE - WORKFLOW ON	11/12/2025	\$51.45
28370	11/13/2025	Outstanding		\$1,448.14	2448	Invoice	1275	ERAS SENIOR NETWORK	Volunteer outreach and recruit	10115000 - 6099	OTHER EXPENSES	10/13/2025	\$1,448.14
28371	11/13/2025	Outstanding		\$38.20	WIMI3398730	Invoice	91	FASTENAL COMPANY	S-24 HEX DRIVES	20335000 - 6009	REPAIR PARTS	11/4/2025	\$38.20
28372	11/13/2025	Outstanding		\$1,671.00	135317	Invoice	2009	FEHR GRAHAM & ASSOCIATES LLC	2025 Safety Consultant	10310000 - 6002	PROFESSIONAL DEVELOPMENT	11/4/2025	\$1,671.00
28373	11/13/2025	Outstanding		\$2,937.60	FEI-IN-102621	Invoice	517	FEI BEHAVIORAL HEALTH INC	Q4 2025 EAP Fees	16190000 - 6209	CLAIMS ADMINISTRATION	11/11/2025	\$2,937.60

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28374	11/13/2025	Outstanding		\$2,944.48	0464555	Invoice	73	FERGUSON WATERWORKS #1476	Supplies for mains and invento	50814673 - 6008	OTHER SUPPLIES	11/12/2025	\$338.76
										50 - 1501	GENERAL INVENTORY	11/12/2025	\$2,605.72
<b>Line Item Total</b>													<b>\$2,944.48</b>
28375	11/13/2025	Outstanding		\$1,248.00	86998	Invoice	386	FICKAU INC	X-16 RAMP PINS	20335000 - 6009	REPAIR PARTS	11/4/2025	\$1,248.00
28376	11/13/2025	Outstanding		\$25,000.00	95673	Invoice	2498	PERFECTION PROPERTY RESTORATION INC	Little Red Store Flood Mitigat	34345000 - 6202	GENERAL SERVICES	10/13/2025	\$25,000.00
28377	11/13/2025	Outstanding		\$4,112.50	1025WPD	Invoice	1852	FIRST RESPONDERS PSYCHOLOGICAL SERVICES LLC	2025-10 October Individual The	10210000 - 6202	GENERAL SERVICES	11/5/2025	\$4,112.50
28378	11/13/2025	Outstanding		\$165.23	79206	Invoice	2420	FLORIDA STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2523B1	10 - 2312	WAGE GARNISHMENTS	11/13/2025	\$165.23
28379	11/13/2025	Outstanding		\$28,794.73	22182	Invoice	1036	FROEDTERT HEALTH INC	Blanket order for wellness coa	16190000 - 6209	CLAIMS ADMINISTRATION	11/6/2025	\$18,057.50
					22183	Invoice	1036	FROEDTERT HEALTH INC	Blanket order for wellness coa	16190000 - 6403	CLAIMS	11/6/2025	\$8,767.23
										16190902 - 6203	CONSULTING SERVICES	11/6/2025	\$1,970.00
<b>Line Item Total</b>													<b>\$28,794.73</b>
28380	11/13/2025	Outstanding		\$442.56	LQ03109074	Invoice	1770	GFL ENVIRONMENTAL	10/31/25 ANTIFREEZE COLLECTION	20335000 - 6008	OTHER SUPPLIES	11/4/2025	\$51.73
					LQ03109137	Invoice	1770	GFL ENVIRONMENTAL	10/31/25 ANTIFREEZE COLLECTION	20335000 - 6008	OTHER SUPPLIES	11/4/2025	\$390.83
<b>Line Item Total</b>													<b>\$442.56</b>
28381	11/13/2025	Outstanding		\$14,170.01	1162356	Invoice	109	GIELOWS LAWN & GARDEN EQUIPMENT	2025 Toro Z5000 60" Mower	21345000 - 7001	FIXED ASSET	10/23/2025	\$13,899.00
					290232	Invoice	109	GIELOWS LAWN & GARDEN EQUIPMENT	2025 Toro Z5000 60" Mower	20335000 - 6009	REPAIR PARTS	11/11/2025	\$3.89
					290259	Invoice	109	GIELOWS LAWN & GARDEN EQUIPMENT	2025 Toro Z5000 60" Mower	20335000 - 6009	REPAIR PARTS	11/11/2025	\$226.94

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28381	11/13/2025	Outstanding		\$14,170.01	290260	Invoice	109	GIELOWS LAWN & GARDEN EQUIPMENT	2025 Toro Z5000 60" Mower	20335000 - 6009	REPAIR PARTS	11/11/2025	\$40.18
<b>Line Item Total</b>												<b>\$14,170.01</b>	
28382	11/13/2025	Outstanding		\$4,290.00	141543	Invoice	113	GRAEF	Construction Insp. Services -	50814673 - 7001	FIXED ASSET	11/4/2025	\$4,290.00
28383	11/13/2025	Outstanding		\$98.00	251597	Invoice	125	GRAPHIC EDGE INC	Business Cards - Kayla La Font	10625000 - 6004	PRINTING AND DUPLICATION	10/31/2025	\$49.00
					251598	Invoice	125	GRAPHIC EDGE INC	Business Cards - Kayla La Font	10210000 - 6004	PRINTING AND DUPLICATION	10/30/2025	\$49.00
<b>Line Item Total</b>												<b>\$98.00</b>	
28384	11/13/2025	Outstanding		\$3,340.00	39272	Invoice	118	GRAYS INC	STOCK PLOW BLADES	20 - 1501	GENERAL INVENTORY	11/11/2025	\$3,340.00
28385	11/13/2025	Outstanding		\$130.00	79231	Invoice	135	HERSLOF OPTICAL COMPANY	Glasses for Angelos	50814673 - 6007	CLOTHING	11/12/2025	\$130.00
28386	11/13/2025	Outstanding		\$10,798.66	ISI-15071	Invoice	2225	INNOVATIVE SIGNS, INC.	Firefly Grove Wayfinding Signa	12345000 - 7001	FIXED ASSET	11/4/2025	\$10,798.66
28387	11/13/2025	Outstanding		\$831.71	23110820P	Invoice	339	JX ENTERPRISES INC	T-106 SENSORS	20335000 - 6009	REPAIR PARTS	11/11/2025	\$14.41
					23112411P	Invoice	339	JX ENTERPRISES INC	T-106 SENSORS	20335000 - 6009	REPAIR PARTS	11/4/2025	\$570.31
										20 - 2101	SUSPENSE GENERAL	11/4/2025	\$246.99
<b>Line Item Total</b>												<b>\$831.71</b>	
28388	11/13/2025	Outstanding		\$2,825.00	2505281	Invoice	2307	KIRK COMPANY	trees for holiday display in H	32515000 - 6099	OTHER EXPENSES	11/13/2025	\$2,825.00
28389	11/13/2025	Outstanding		\$346.00	623172	Invoice	161	KUSTOM SIGNALS INC	ProLaser 4 Repair LF19707	10210000 - 6206	EQUIPMENT REPAIRS	11/5/2025	\$346.00
28390	11/13/2025	Outstanding		\$140.04	1466925P	Invoice	163	LAKESIDE INTERNATIONAL TRUCKS LLC	CORE RETURN	20335000 - 6009	REPAIR PARTS	11/4/2025	\$64.10
					1466925PX1	Invoice	163	LAKESIDE INTERNATIONAL TRUCKS LLC	CORE RETURN	20335000 - 6009	REPAIR PARTS	11/4/2025	\$120.94
					CM1443958P	Credit Memo	163	LAKESIDE INTERNATIONAL TRUCKS LLC	CORE RETURN	20 - 2101	SUSPENSE GENERAL	10/2/2025	-\$45.00
<b>Line Item Total</b>												<b>\$140.04</b>	

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28391	11/13/2025	Outstanding		\$15,801.72	401316	Invoice	411	LEMBERG ELECTRIC COMPANY INC	Flood 2025 Mueller- Electrica	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	11/11/2025	\$5,226.30
					401386	Invoice	411	LEMBERG ELECTRIC COMPANY INC	Flood 2025 Mueller- Electrica	34345000 - 6205	BLDING & INFRSTRCTRE REPAIRS	11/11/2025	\$10,575.42
<b>Line Item Total</b>												<b>\$15,801.72</b>	
28392	11/13/2025	Outstanding		\$632.40	IC00591	Invoice	162	LF GEORGE INC	Z-15 TOOTHES	20335000 - 6009	REPAIR PARTS	11/11/2025	\$632.40
28393	11/13/2025	Outstanding		\$550.84	P40403	Invoice	1092	MACQUEEN EQUIPMENT	STOCK OUTSIDE MIRROR	20 - 1501	GENERAL INVENTORY	11/11/2025	\$550.84
28394	11/13/2025	Outstanding		\$4,590.00	00401039	Invoice	2408	MCMAHON ASSOCIATES INC	Wauwatosa & West Allis Shared	10220000 - 6203	CONSULTING SERVICES	11/12/2025	\$4,590.00
28395	11/13/2025	Outstanding		\$36,540.62	2025 CDBG Award	Invoice	178	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL	CDBG GY2025 V7083880	13630000 - 6603	GRANT EXPENDITURE	11/10/2025	\$36,540.62
28396	11/13/2025	Outstanding		\$11,200.00	0182667-IN	Invoice	546	MIDWEST METER INC	On Site Meter Tests	50814663 - 6202	GENERAL SERVICES	11/12/2025	\$5,600.00
					0182668-IN	Invoice	546	MIDWEST METER INC	On Site Meter Tests	50814663 - 6202	GENERAL SERVICES	11/12/2025	\$5,600.00
<b>Line Item Total</b>												<b>\$11,200.00</b>	
28397	11/13/2025	Outstanding		\$11,020.74	79197	Invoice	140	MISSIONSQUARE	Payroll Run 1 - Warrant 2523B1	10 - 2311	DEFERRED CONTRIBUTION	11/13/2025	\$11,020.74
28398	11/13/2025	Outstanding		\$749,331.56	79237	Invoice	195	MJ CONSTRUCTION INC	25-08 CENTER STREET IMPROVEMEN	50814677 - 7001	FIXED ASSET	10/29/2025	\$27,695.00
										50814673 - 7001	FIXED ASSET	10/29/2025	\$341,736.39
										51830000 - 7001	FIXED ASSET	10/29/2025	\$90,190.43
										12315003 - 7001	FIXED ASSET	10/29/2025	\$15,963.57
										52840000 - 7001	FIXED ASSET	10/29/2025	\$67,483.17
										12315001 - 7001	FIXED ASSET	10/29/2025	\$135,241.99
										50814675 - 7001	FIXED ASSET	10/29/2025	\$71,021.01
<b>Line Item Total</b>												<b>\$749,331.56</b>	

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28399 5	11/13/2025	Outstanding		\$660.00	15896	Invoice	1180	MUNICIPAL LAW & LITIGATION GROUP, SC	FEMA Matter	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$660.00
28400 5	11/13/2025	Outstanding		\$2,226.73	15003308 10/25	Invoice	202	NAPA AUTO PARTS	10/25 - FLEET PARTS	20335000 - 6009 20 - 1501	REPAIR PARTS GENERAL INVENTORY	11/4/2025 11/4/2025	\$1,627.69 \$599.04
<b>Line Item Total</b>													<b>\$2,226.73</b>
28401 5	11/13/2025	Outstanding		\$3,490.25	INV-146919	Invoice	58	NEOGOV	Perform Subscription	10143000 - 6202	GENERAL SERVICES	11/12/2025	\$3,490.25
28402 5	11/13/2025	Outstanding		\$11,170.00	79198	Invoice	209	NORTH SHORE BANK FSB	Payroll Run 1 - Warrant 2523B1	10 - 2311	DEFERRED CONTRIBUTION	11/13/2025	\$11,170.00
28403 5	11/13/2025	Outstanding		\$245.00	2519576	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/7/2025	\$35.00
					2519577	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/7/2025	\$35.00
					2519579	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/7/2025	\$35.00
					2519581	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/7/2025	\$35.00
					2519617	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/7/2025	\$35.00
					2520037	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/12/2025	\$35.00
					2520042	Invoice	249	NORTHERN LAKE SERVICE INC	2025 Lead program water sample	50813643 - 6016	LABORATORY SAMPLES	11/12/2025	\$35.00
<b>Line Item Total</b>													<b>\$245.00</b>
28404 5	11/13/2025	Outstanding		\$9.99	6637-204569	Invoice	1187	O'REILLY FIRST CALL	T-106 THREAD CASE	20335000 - 6009	REPAIR PARTS	11/4/2025	\$9.99
28405 5	11/13/2025	Outstanding		\$85.00	REF INV-00012432	Invoice	99999	ONE TIME VENDOR	REFUND PERMIT INV-00012432 REF	10220000 - 4499	OTHER PERMITS	10/13/2025	\$85.00
28406 5	11/13/2025	Outstanding		\$533.00	111025	Invoice	99999	ONE TIME VENDOR	Children's Hospital vs. City o	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$533.00
28407 5	11/13/2025	Outstanding		\$1,566.50	November 11, 2025	Invoice	99999	ONE TIME VENDOR	Children's vs. Tosa Transcript	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$1,566.50

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28407	11/13/2025	Outstanding		\$1,566.50									
28408	11/13/2025	Outstanding		\$308.75	111125	Invoice	99999	ONE TIME VENDOR	Transcripts for Children's Hos	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$308.75
28409	11/13/2025	Outstanding		\$276.25	11112025	Invoice	99999	ONE TIME VENDOR	Children's vs. Tosa Transcript	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$276.25
28410	11/13/2025	Outstanding		\$182.00	Nov 11 2025	Invoice	99999	ONE TIME VENDOR	Children's vs Tosa Transcripts	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$182.00
28411	11/13/2025	Outstanding		\$862.50	November 11 25	Invoice	99999	ONE TIME VENDOR	Children's vs Tosa Transcripts	10131000 - 6204	LEGAL SERVICES	10/22/2025	\$862.50
28412	11/13/2025	Outstanding		\$75.00	ROWS2025-0191	Invoice	99999	ONE TIME VENDOR	Refund for ROW Permit	10625000 - 4466	STREET OCCUPANCY	11/10/2025	\$75.00
28413	11/13/2025	Outstanding		\$20.00	011345526500 2025	Invoice	99999	ONE TIME VENDOR	BOND NUMBER 2661811 EMILY NEUS	10141000 - 6099	OTHER EXPENSES	10/13/2025	\$20.00
28414	11/13/2025	Outstanding		\$285.00	25-31626 West Bail	Invoice	99999	ONE TIME VENDOR	West, Justin T (M/B 1/11/94) B	10 - 2501	DUE BAIL	11/5/2025	\$285.00
28415	11/13/2025	Outstanding		\$20.00	NOTARY NEUSER 2025	Invoice	99999	ONE TIME VENDOR	NOTARY APPLICATION E NEUSER 20	10141000 - 6099	OTHER EXPENSES	10/29/2025	\$20.00
28416	11/13/2025	Outstanding		\$1,574.73	10-00048961	Invoice	1994	PAYNE & DOLAN INC	ASPHALT 10/9/25	50814673 - 6108	ASPHALT	11/5/2025	\$1,574.73
28417	11/13/2025	Outstanding		\$1,200.00	11052025	Invoice	2439	PLANT JOY LLC	Cooking Class Nov 2025 and Feb	10115000 - 6099	OTHER EXPENSES	10/13/2025	\$1,200.00
28418	11/13/2025	Outstanding		\$255.00	79199	Invoice	217	POLICE SUPERVISORY UNION DUES	Payroll Run 1 - Warrant 2523B1	10 - 2315	UNION DUES - POLICE SUP	11/13/2025	\$255.00
28419	11/13/2025	Outstanding		\$5,827.81	60381311	Invoice	220	POMPS TIRE SERVICE INC	STOCK TIRES	20335000 - 6009	REPAIR PARTS	11/4/2025	\$1,175.60
					60381312	Invoice	220	POMPS TIRE SERVICE INC	STOCK TIRES	20 - 1501	GENERAL INVENTORY	11/4/2025	\$3,885.80
					60381502	Invoice	220	POMPS TIRE SERVICE INC	STOCK TIRES	20 - 1501	GENERAL INVENTORY	11/4/2025	\$766.41
<b>Line Item Total</b>													<b>\$5,827.81</b>
28420	11/13/2025	Outstanding		\$7,515.34	3288	Invoice	1868	PRISM TECHNICAL MANAGEMENT/MARKETING SERVICES LLC	Harlow and Hem at Blanchard In	36711000 - 6203	CONSULTING SERVICES	10/13/2025	\$6,651.81

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28420	11/13/2025	Outstanding		\$7,515.34	3289	Invoice	1868	PRISM TECHNICAL MANAGEMENT/MARKETING SERVICES LLC	Harlow and Hem at Blanchard In	36715000 - 6203	CONSULTING SERVICES	10/13/2025	\$524.10
					3290	Invoice	1868	PRISM TECHNICAL MANAGEMENT/MARKETING SERVICES LLC	Harlow and Hem at Blanchard In	36707000 - 6203	CONSULTING SERVICES	10/13/2025	\$339.43
<b>Line Item Total</b>													<b>\$7,515.34</b>
28421	11/13/2025	Outstanding		\$1,327.91	5145	Invoice	2389	RENNERTS FIRE EQUIPMENT SERVICE INC	F219 - Springs & Gaskets	10220000 - 6206	EQUIPMENT REPAIRS	11/7/2025	\$1,327.91
28422	11/13/2025	Outstanding		\$605.36	F88235-001	Invoice	233	RITTER TECH A DIV OF MCE	T-196 NIPPLES	20335000 - 6009	REPAIR PARTS	11/11/2025	\$605.36
28423	11/13/2025	Outstanding		\$4,350.03	2025-77273	Invoice	210	RNOW INC	S-28 SWEEP BLADE & PINS	20335000 - 6009	REPAIR PARTS	11/4/2025	\$4,350.03
28424	11/13/2025	Outstanding		\$320.99	1102515-NB	Invoice	866	SPEEDY METALS LLC	G-22A STEEL ANGLE	20335000 - 6009	REPAIR PARTS	11/4/2025	\$251.25
					1102516-BB	Invoice	866	SPEEDY METALS LLC	G-22A STEEL ANGLE	20335000 - 6009	REPAIR PARTS	11/4/2025	\$69.74
<b>Line Item Total</b>													<b>\$320.99</b>
28425	11/13/2025	Outstanding		\$10,530.00	97988	Invoice	2473	STAFFWORKS INC	08/18/25-08/23/25, 6 ADDITIONA	10330304 - 6202	GENERAL SERVICES	11/4/2025	\$4,500.00
					98018	Invoice	2473	STAFFWORKS INC	08/18/25-08/23/25, 6 ADDITIONA	10330304 - 6202	GENERAL SERVICES	11/4/2025	\$4,350.00
					98045	Invoice	2473	STAFFWORKS INC	08/18/25-08/23/25, 6 ADDITIONA	10330304 - 6202	GENERAL SERVICES	11/4/2025	\$1,680.00
<b>Line Item Total</b>													<b>\$10,530.00</b>
28426	11/13/2025	Outstanding		\$2,768.40	05072928	Invoice	1291	STARK PAVEMENT CORPORATION	STARK TICKETS 11/3-11/6	10315000 - 6105	CONCRETE SAND AND STONE	11/11/2025	\$274.65
										50814673 - 6108	ASPHALT	11/11/2025	\$2,493.75
<b>Line Item Total</b>													<b>\$2,768.40</b>
28427	11/13/2025	Outstanding		\$539.90	79205	Invoice	1630	STATE DISBURSEMENT UNIT	Payroll Run 1 - Warrant 2523B1	10 - 2312	WAGE GARNISHMENTS	11/13/2025	\$539.90
28428	11/13/2025	Outstanding		\$292.50	I811309	Invoice	273	TAPCO	124TH & NORTH PROGRAM CONTROLL	10320000 - 6202	GENERAL SERVICES	11/4/2025	\$292.50

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28429	11/13/2025	Outstanding		\$4,089.04	693920457453	Invoice	1280	UHS PREMIUM BILLING	FSA Admin Fees October & Navig	16190000 - 6209	CLAIMS ADMINISTRATION	11/10/2025	\$683.64
										16190000 - 6403	CLAIMS	11/10/2025	\$2,875.30
					693929112361	Invoice	1280	UHS PREMIUM BILLING	FSA Admin Fees October & Navig	16190000 - 6209	CLAIMS ADMINISTRATION	11/10/2025	\$530.10
<b>Line Item Total</b>												<b>\$4,089.04</b>	
28430	11/13/2025	Outstanding		\$836.91	556308	Invoice	286	UPTOWN MOTORS INC	L-23 CAP ASSEMBLY	20335000 - 6009	REPAIR PARTS	11/4/2025	\$443.67
						556575	Invoice	286	UPTOWN MOTORS INC	L-23 CAP ASSEMBLY	20335000 - 6009	REPAIR PARTS	11/11/2025
					556619	Invoice	286	UPTOWN MOTORS INC	L-23 CAP ASSEMBLY	20335000 - 6009	REPAIR PARTS	11/4/2025	\$23.38
					557208	Invoice	286	UPTOWN MOTORS INC	L-23 CAP ASSEMBLY	20335000 - 6009	REPAIR PARTS	11/11/2025	\$250.84
					CM553591	Credit Memo	286	UPTOWN MOTORS INC	L-23 CAP ASSEMBLY	20335000 - 6009	REPAIR PARTS	11/11/2025	-\$81.82
								20 - 2101	SUSPENSE GENERAL	11/11/2025	-\$50.00		
<b>Line Item Total</b>												<b>\$836.91</b>	
28431	11/13/2025	Outstanding		\$824.31	0764797556	Invoice	192	US CELLULAR	Monthly charges 11/24/2025 - 1	10310000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$67.77
			34345000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$33.88	
			10625000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$346.45	
			10325000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$42.89	
			10410000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$33.88	
			10620000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$127.87	
			10151000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$42.89	
			10410000 - 6306							TELECOMMUNICATIONS	10/13/2025	\$128.68	
<b>Line Item Total</b>												<b>\$824.31</b>	
28432	11/13/2025	Outstanding		\$25,000.00	33362	Invoice	121	VISIT MILWAUKEE INC	Blanket order for Visit Milwau	32515000 - 6207	MARKETING SERVICES	10/30/2025	\$25,000.00

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28433	11/13/2025	Outstanding		\$751.96	911658	Invoice	1109	WALDSCHMIDTS TOWN AND COUNTRY	G-11 CASTER YOKE & FFT VR-11	20335000 - 6009	REPAIR PARTS	11/4/2025	\$323.72
					912650	Invoice	1109	WALDSCHMIDTS TOWN AND COUNTRY	G-11 CASTER YOKE & FFT VR-11	20335000 - 6009	REPAIR PARTS	11/4/2025	\$428.24
<b>Line Item Total</b>												<b>\$751.96</b>	
28434	11/13/2025	Outstanding		\$753.38	4143604	Invoice	1063	WASTEBUILT	S-24 BEARING BAR	20335000 - 6009	REPAIR PARTS	11/4/2025	\$753.38
28435	11/13/2025	Outstanding		\$2,607.85	S0876547	Invoice	1351	WCTC	2025-10 October Training Event	10210000 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$1,303.93
										10210111 - 6002	PROFESSIONAL DEVELOPMENT	10/30/2025	\$1,303.92
<b>Line Item Total</b>												<b>\$2,607.85</b>	
28436	11/13/2025	Outstanding		\$1,999.92	79204	Invoice	368	WI SUPPORT COLLECTIONS TRUST FUND	Payroll Run 1 - Warrant 2523B1	10 - 2312	WAGE GARNISHMENTS	11/13/2025	\$1,999.92
28437	11/13/2025	Outstanding		\$2,295.64	77269159	Invoice	996	WINDSTREAM	Monthly charges 11/4/2025 - 12	10210000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$788.41
										10220000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$417.39
										22355000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$556.51
										26360000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$23.19
										34345000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$255.07
										35510000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$46.37
										50816921 - 6306	TELECOMMUNICATIONS	10/13/2025	\$69.56
										51830000 - 6306	TELECOMMUNICATIONS	10/13/2025	\$139.14
<b>Line Item Total</b>												<b>\$2,295.64</b>	
50054	10/30/2025	Cleared	11/3/2025	\$4,609.80	78899	Invoice	298	WAUWATOSA PROFESSIONAL FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant 2522B1	10 - 2313	UNION DUES - FIRE	10/30/2025	\$4,609.80

# Check Register

Check Dates: 10/29/2025 thru 11/18/2025

Check Nbr	Check Dt	Check Status	Cleared Dt	Check Amount	Invoice Number	Invoice Type	Vendor Num	Vendor Name	Invoice Description	Org Obj	Object Description	Inv GL Eff Dt	Inv Line Item Amt
50055	11/6/2025	Cleared	11/6/2025	\$149,720.00	79030	Invoice	1317	GLOBE CONTRACTORS INC	25-09 SANITARY SEWER IMPROVEME	51830000 - 7003	NON CITY ASSET	11/3/2025	\$149,720.00
50056	11/13/2025	Cleared	11/13/2025	\$4,633.20	79201	Invoice	298	WAUWATOSA PROFESSIONAL FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant 2523B1	10 - 2313	UNION DUES - FIRE	11/13/2025	\$4,633.20
<b>Total</b>	<b>279</b>			<b>\$10,865,864.99</b>									



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2167

**Agenda Date:** 11/18/2025

**Agenda #:** 1.

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**Resolution awarding the contracts for the purchase of stone, sand and gravel for the 2026 construction and repair season (January 1 - December 31, 2026)**

WHEREAS, every year, the City of Wauwatosa obtains bids for the purchase of stone, sand and gravel for the 2026 construction and repair season;

WHEREAS, the City of Wauwatosa received four bids and there are price increases for these products in the amount of 5 to 10%;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa that proper authorities are authorized to enter into a contract with contractors on an as needed, price and availability basis.

By: Board of Public Works

*Recommendation:* Approve 6-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2168

**Agenda Date:** 11/18/2025

**Agenda #:** 2.

---

### **Resolution approving the final payment for Project 1024 / Contract 24-08 2024 Utility Improvements**

WHEREAS, the Board of Public Works has accepted the work of the 2024 Street and Utility Improvements project and work incidental thereto in the City of Wauwatosa under Contract 24-08 / Project 1024 and the same is ready for final payment.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the work of the 2024 Street and Utility Improvements project and work incidental thereto in the City of Wauwatosa under Contract 24-08 / Project 1024 by **Soper Sewer and Water, LLC.** is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of \$52,738.01 made payable to **Soper Sewer and Water, LLC.**

By: Board of Public Works

*Recommendation:* Approve 6-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2169

**Agenda Date:** 11/18/2025

**Agenda #:** 3.

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### **Resolution approving the final payment for Project 2307 / Contract 25-21 Swan Boulevard Bridge Deck Sealing**

WHEREAS, the Board of Public Works has accepted the work of the 2025 Street and Utility Improvements project and work incidental thereto in the City of Wauwatosa under Contract 25-21 / Project 2307 and the same is ready for final payment.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the work of the 2025 Street and Utility Improvements project and work incidental thereto in the City of Wauwatosa under Contract 25-21/ Project 2307 by Fahrner Asphalt Services is hereby accepted;

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of \$43,024.80 made payable to Fahrner Asphalt Services.

By: Board of Public Works

*Recommendation:* Approve 6-0



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2166

**Agenda Date:** 11/18/2025

**Agenda #:** 1.

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**Resolution enacting the recommendation of the Committee of the Whole related to payroll adjustments following the annual performance evaluation of the City Administrator**

NOW, THEREFORE, BE IT RESOLVED by the Common Council that the recommendation of the Committee of the Whole related to payroll adjustments following the annual performance evaluation of the City Administrator be approved as more thoroughly outlined in the November 18, 2025 Committee of the Whole meeting.

By: Committee of the Whole

# FUTURE COUNCIL COMMITTEE AGENDA ITEMS

Mtg Date	Item	Sponsor	Leg File #
TBD	Consideration of Common Council resolution urging the Wisconsin Interscholastic Athletic Association (WIAA) to extend its harassment protocols beyond tournament play to cover all regular season contests	Phillips	
TBD	Review of the No Mow May ordinance	Dolan	
TBD	Design review standards for the Village of Wauwatosa	Fuerst	
TBD	Discussion on the definition of affordable housing and related metrics	Arney	
TBD	*Consideration of request by Alderperson Meindl to create an exemption to the overnight parking regulations due to employment or driveway constraints	Meindl	25-0739

\*Memo received

## FUTURE COUNCIL COMMITTEE AGENDA ITEMS

## Financial Affairs Committee

Mtg Date	Item	Sponsor	Leg File #
12/9/2025	Consideration for approval of contract(s) for Police Department personnel uniforms and equipment for 2026 to 2028, with three 1-year extension options	Police	25-1926
12/9/2025	Consideration for approval of contract(s) for Police Department towing services for 2026 to 2028, with three 1-year extension options	Police	25-1927
TBD	*Consideration of a gun buyback program (item held at the 9/13/22 meeting)	Lowe	11920
TBD	Discussion of the Community Development Authority's affordable housing fund and its possible uses	Arney	
TBD	Discussion on the City's policy regarding the use of special assessments	Makhlouf	

\*Memo received

# FUTURE COUNCIL COMMITTEE AGENDA ITEMS

# Government Affairs Committee

Mtg Date	Item	Sponsor	Leg File #
12/9/2025	Commission for Persons with Disabilities Annual Report	Commission	25-1931
12/9/2025	Visit Milwaukee and Discover Wauwatosa Annual Report	Tourism Commission	25-1093
TBD	Consideration of City department annual report schedule	City Clerk	
TBD	Police and Fire Commission Annual Report	Commission	25-1930
TBD	Consideration of designation of alternate location for in-person absentee voting	Clerk	
TBD	Discussion and consideration of modifications to Chapter 7.50 of the Wauwatosa Municipal Code related to special events	Clerk/Police	
TBD	Discussion and consideration of alcohol licensing policies	Morgan	
TBD	Consideration of request by Alderperson Franzen for the creation of a code of decorum for the Common Council	Franzen	25-0793
TBD	*Consideration of request by Alderperson Meindl for Resolution in support of 2025 Senate Bill 208 – Prohibiting Hedge Fund Ownership of Single-Family Homes	Meindl	

\*Memo received

# FUTURE COUNCIL COMMITTEE AGENDA ITEMS

# Transportation Affairs Committee

Mtg Date	Item	Sponsor	Leg File #
12/9/2025	Bicycle and Pedestrian Facilities Committee Annual Report	Committee	25-1932
TBD	Consideration of traffic signals at the Highway 100 and Menomonee River Parkway intersection	Wilke	

\*Memo received

# FUTURE COUNCIL COMMITTEE AGENDA ITEMS

# Committee of the Whole

Mtg Date	Item	Sponsor	Leg File #
11/18/2025	City Administrator Review	Human Resources	25-2165

\*Memo received

# FUTURE COUNCIL COMMITTEE AGENDA ITEMS

Common Council

Mtg Date	Item	Sponsor	Leg File #
11/18/2025	Resolution approving the 2026 City of Wauwatosa Operating Budget	Administration	25-2122
12/16/2025	Appointment of Election Inspectors for the 2026-2027 term	City Clerk	