



# Wauwatosa, WI

## Common Council

### Meeting Minutes

7725 W. North Avenue  
Wauwatosa, WI 53213

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Tuesday, April 28, 2026

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

*Mayor McBride called the meeting to order at 7:20 PM.*

#### PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was recited.*

#### ROLL CALL

**Present:** 12 Alderperson District 9 Robin Brannin  
Alderperson District 2 Derek Collins  
Alderperson District 11 Melissa Dolan  
Alderperson District 10 Amanda Fuerst  
Alderperson District 1 Brad Foley  
Alderperson District 3 Ernst Franzen  
Alderperson District 5 Rob Gustafson  
Alderperson District 6 Sean Lowe  
Alderperson District 7 Joe Phillips  
Alderperson District 4 Amanda Saso  
Alderperson District 12 Scott Small  
Alderperson District 8 Indy Stluka

#### CEREMONIAL OATH OF OFFICE FOR ALDERPERSON DISTRICTS 1-12

*A ceremonial oath of office for Alderperson Districts 1-12 was recited.*

#### SPECIAL PRESENTATION

1. Recognition of outgoing City of Wauwatosa alderpersons

[26-0794](#)

**RESULT:** INFORMATIONAL ONLY

#### APPROVAL OF MINUTES

1. Approval of minutes of the March 24, 2026 regular meeting

[26-0789](#)

**RESULT:** APPROVED  
**MOVER:** Amanda Saso  
**SECONDER:** Ernst Franzen

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

### **COUNCIL CAUCUS CONFIRMATION**

1. Confirmation of Common Council President and Aldermanic representatives to the Plan Commission, Board of Public Works, and Milwaukee Metro Fire Rescue Board [26-0795](#)

*Confirmation of Alderperson Phillips as the Common Council President. Moved by Alderperson Brannin seconded by Alderperson Gustafson. Motion carried 12-0.*

*Confirmation of Alderperson Gustafson as the Aldermanic Representative to the Plan Commission. Moved by Alderperson Dolan and seconded by Alderperson Phillips. Motion carried 12-0.*

*Confirmation of Alderperson Dolan as the Aldermanic Representative to the Board of Public Works. Moved by Alderperson Fuerst and seconded by Alderperson Brannin. Motion carried 12-0.*

*The Council considered the confirmation of its representative to the Milwaukee Metro Fire Rescue Board. The initial vote resulted in a tie between Alderperson Fuerst and Alderperson Foley. In accordance with mayoral authority, Mayor McBride cast the tie-breaking vote and selected Alderperson Fuerst.*

**RESULT:** APPROVED

### **PUBLIC HEARING**

1. Public Hearing for a Conditional Use Permit to establish a retail store with special event space in the Neighborhood Village Trade and North Avenue Overlay (C1/NOR) zone at 6528 W. North Avenue, Carly Hurley, applicant [26-0635](#)

*Carly Hurley, 8117 Richmond Court, applicant, presented the item.*

*Public hearing opened at 7:45 PM.*

*No one spoke for or against.*

*Public hearing closed at 7:47 PM.*

**RESULT:** INFORMATIONAL ONLY

2. Public Hearing regarding the proposed creation of Tax Incremental District No. 17, the proposed boundaries, and proposed Project Plan for the District, located at 2825/2835 N. Mayfair Road [26-0656](#)

*John Ruggini, Finance Director, presented a staff overview of the item.*

*Public hearing opened at 7:50 PM.*

*No one spoke for or against.*

*Public hearing closed at 7:50 PM.*

**RESULT:** INFORMATIONAL ONLY

**APPOINTMENTS BY THE MAYOR**

1. Appointment by Mayor McBride of David Lewis (District 3) as a member of the Wauwatosa Plan Commission, term ending April 30, 2027 [26-0534](#)  
  
**RESULT:** REFERRED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan  
  
**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
2. Appointment by Mayor McBride of David Lewis (District 3) as a member of the Wauwatosa Board of Zoning Appeals, term ending April 30, 2029 [26-0796](#)  
  
**RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan  
  
**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
3. Appointment by Mayor McBride of Jeffrey Brown (District 8) as a member of the Bicycle and Pedestrian Facilities Committee, term ending May 31, 2028 [26-0785](#)  
  
**RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan  
  
**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
4. Reappointment by Mayor McBride of James Bittner (District 11) as a member of the Wauwatosa Board of Zoning Appeals, term ending April 30, 2029 [26-0633](#)  
  
**RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan  
  
**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
5. Reappointment by Mayor McBride of Meegan Archambo (District 11) as School District Representative of the Wauwatosa Library Board, term ending June 30, 2029 [26-0687](#)  
  
**RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan

- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
6. Reappointments by Mayor McBride of Robert Kennedy (District 3) and Dan Beyer (District 3) as members of the Wauwatosa Design Review Board, terms ending June 30, 2028 [26-0776](#)
- RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
7. Appointment by Mayor McBride of James Moldenhauer (District 1) as a member of the Milwaukee Metro Fire Rescue Commission, term ending May 3, 2027 [26-0536](#)
- RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
8. Appointment by Mayor McBride of Aletha Champine (District 7) as a member of the Milwaukee Metro Fire Rescue Commission, term ending May 8, 2028 [26-0537](#)
- RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Melissa Dolan
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

#### **APPLICATIONS, COMMUNICATIONS, ETC.**

1. Summons and Complaint - Phoenix Wauwatosa II Industrial Investors LLC Case No. 2026CV002685 [26-0634](#)
- RESULT:** REFERRED TO CITY ATTORNEY
2. Claim - Dan Herzberg [26-0624](#)
- RESULT:** REFERRED TO CITY ATTORNEY
3. Claim - Jill Godsey [26-0778](#)
- RESULT:** REFERRED TO CITY ATTORNEY
4. Claim - Kaitlyn Lewis [26-0696](#)

- RESULT:** REFERRED TO CITY ATTORNEY
5. Claim - Scott Fensin [26-0628](#)

**RESULT:** REFERRED TO CITY ATTORNEY

**FROM THE PLAN COMMISSION**

1. **Resolution approving a Conditional Use Permit to establish an adult day care in the Office (CO) zone at 10225 W. Capitol Drive, Gregory Black, Active Life Skills, applicant** [26-0750](#)

**RESULT:** APPROVED

**MOVER:** Amanda Fuerst

**SECONDER:** Joe Phillips

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

2. **Resolution approving a lot line adjustment via Certified Survey Map at 2400 N. Mayfair Road, City of Wauwatosa Community Development Authority, applicant** [26-0751](#)

**RESULT:** APPROVED

**MOVER:** Amanda Fuerst

**SECONDER:** Joe Phillips

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

3. **Resolution approving a land division via Certified Survey Map at 8701 Watertown Plank Road, Christopher Carr, The Sigma Group, applicant** [26-0752](#)

**RESULT:** APPROVED

**MOVER:** Amanda Fuerst

**SECONDER:** Joe Phillips

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

**FROM THE FINANCIAL AFFAIRS COMMITTEE**

1. **Resolution approving 2026 Community Development Block Grant (CDBG) funding requests** [26-0746](#)

**RESULT:** APPROVED

**MOVER:** Joe Phillips

**SECONDER:** Rob Gustafson

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

2. **Resolution approving a Level Three fund transfer to replace four Police Department squads in the amount of \$191,382** [26-0779](#)

- RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Rob Gustafson
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
3. **Resolution approving City participation in the Six Remnant Defendant Opioid Settlement** [26-0747](#)
- RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Rob Gustafson
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
4. **Resolution approving term sheet for tax incremental financing with JJH3Group LLC for a multi-family development located at 7746 Menomonee River Parkway** [26-0748](#)
- RESULT:** APPROVED  
**MOVER:** Joe Phillips  
**SECONDER:** Rob Gustafson
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
5. **Ratification of Comptroller's Office bills and claim report, March 25, 2026 through April 28, 2026** [26-0791](#)
- RESULT:** RATIFIED  
**MOVER:** Joe Phillips  
**SECONDER:** Rob Gustafson
- Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

#### **FROM THE BOARD OF PUBLIC WORKS**

1. **Resolution awarding Contract 26-11 / Project 10262, 2026 Green Alley, to All-Ways Contractors, Inc. in the amount of \$307,635.55** [26-0782](#)
- RESULT:** APPROVED  
**MOVER:** Melissa Dolan  
**SECONDER:** Robin Brannin
- Aye:** 11 Brannin, Collins, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka
- Recused:** 1 Dolan
2. **Resolution placing 2024 and 2025 street improvement project special assessment on the tax roll for projects completed during the 2025 construction season** [26-0783](#)

**RESULT:** APPROVED  
**MOVER:** Melissa Dolan  
**SECONDER:** Robin Brannin

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

3. **Resolution authorizing the execution of a Green Infrastructure Funding Agreement with the Milwaukee Metropolitan Sewerage District for a wetland restoration project at Firefly Grove Park** [26-0784](#)

**RESULT:** APPROVED  
**MOVER:** Melissa Dolan  
**SECONDER:** Robin Brannin

**Aye:** 12 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Lowe, Phillips, Saso, Small, and Stluka

**FUTURE COUNCIL COMMITTEE AGENDA ITEMS**

1. Future Council committee agenda items [26-0790](#)
- RESULT:** INFORMATIONAL ONLY

**ADJOURNMENT**

*Meeting adjourned at 8:01 PM.*