



Wauwatosa, WI

Common Council

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, October 28, 2025

6:30 PM

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

Regular Meeting

CALL TO ORDER

Mayor McBride called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

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

APPROVAL OF MINUTES

1. Approval of minutes of the September 30, 2025 regular meeting [25-2034](#)
RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: David Lewis
Aye: 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoul II,
Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
Excused: 2 Meindl, and Phillips

PUBLIC HEARING

1. Public Hearing for a Conditional Use Permit in the [25-1732](#)
Neighborhood/Village Trade (C1) district at 7603 W. State Street to
operate a drinking establishment/bar, Jordan Cole, applicant

Arthur Piñon, Principal Planner, presented a staff overview of the item.

Public hearing opened at 6:36 PM.

The following individuals spoke in favor:

- Jordan Cole, 851 W La Salle Avenue, Glendale, WI, applicant.

No one spoke in opposition.

Public hearing closed at 6:38 PM.

RESULT: INFORMATIONAL ONLY

2. Public Hearing for a Conditional Use Permit in the [25-1734](#)
Neighborhood/Village Trade (C1) district at 7754 Harwood Avenue to
establish a day care, Michael Stefan, applicant

Arthur Piñon, Principal Planner, presented a staff overview of the item.

Public hearing opened at 6:39 PM.

The following individuals spoke in favor:

- Kristi and Michael Stefan, 2671 N Wall Avenue, Milwaukee, WI, applicants

No one spoke in opposition.

Public hearing closed at 6:43 PM.

RESULT: INFORMATIONAL ONLY

3. Public Hearing for a Conditional Use Permit in the Special Purpose - [25-1738](#)
Research Park and Mayfair Overlay (SP-RP/MAY) zone at 10499
Innovation drive to convert an existing hotel into a multi-unit residential
development, Waterfair Apartments LLC, applicant

Arthur Piñon, Principal Planner, presented a staff overview of the item.

Public hearing opened at 6:44 PM.

The following individuals spoke in favor:

- Manish Guria, 731 Arrowhead Drive, applicant

- Dain Maddox, 105 N 88th Street

No one spoke in opposition.

Public hearing closed at 6:46 PM.

RESULT: INFORMATIONAL ONLY

4. Public Hearing regarding a proposed ordinance to amend various sections of Title 24 (Zoning) primarily related to Tosa Tomorrow 2045 Comprehensive Plan implementation [25-1936](#)

Tammy Szudy, Planning & Zoning Manager, and Nicole Campbell, Houseal Lavigne, presented an overview of the item.

Public hearing opened at 7:04 PM.

The following individuals asked a question:

- Diane Dagelen, 8444 Heel Street

The following individuals spoke in favor:

- Dain Maddox, 105 N 88th Street

- Ann Heidekamp, 2330 N Swan Boulevard

- Eric Peterson, 12016 W Hadley Street

No one spoke in opposition.

Public hearing closed at 7:13 PM.

RESULT: INFORMATIONAL ONLY

5. Public Hearing on the 2026 Operating Budget [25-1933](#)

John Ruggini, Finance Director, presented an overview of the 2026 proposed operating budget.

Public hearing opened at 7:18 PM.

The following individuals asked a question:

- Mary Homan, 110 N 87th Street

- Roy Michel, 1226 N 123rd

- Diane Dagelen, 8444 Heel Street

- Rita Reinke, 1848 Ludington Avenue

No one spoke in favor.

No one spoke in opposition.

Public hearing closed at 7:29 PM.

RESULT: INFORMATIONAL ONLY**APPOINTMENTS BY THE MAYOR**

1. Reappointment by Mayor McBride of Katherine Riebe (District 7) as a member of the Wauwatosa Sustainability Committee, term ending December 31, 2028 [25-1744](#)

RESULT: APPROVED

MOVER: Jason Wilke

- SECONDER:** Mike Morgan
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips
2. Reappointment by Mayor McBride of Matt Wicker (District 4) as a member of the Wauwatosa Civic Celebration Commission, term ending December 31, 2029 [25-1898](#)
- RESULT:** APPROVED
- MOVER:** Jason Wilke
- SECONDER:** Mike Morgan
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips
3. Appointment by Mayor McBride of Amber Tanty (District 7) as an adult member of the Wauwatosa Youth Commission, term ending May 31, 2028 [25-1899](#)
- RESULT:** APPROVED
- MOVER:** Jason Wilke
- SECONDER:** Mike Morgan
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips
4. Appointment by Mayor McBride of Nikolai Buss (District 4) as a student member of the Wauwatosa Youth Commission, term ending May 31, 2027 [25-1900](#)
- RESULT:** APPROVED
- MOVER:** Jason Wilke
- SECONDER:** Mike Morgan
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips
5. Appointment by Mayor McBride of Keagan Young (District 5) as a member of the Wauwatosa Commission for Persons with Disabilities, term ending March 31, 2028 [25-1901](#)
- RESULT:** APPROVED
- MOVER:** Jason Wilke
- SECONDER:** Mike Morgan
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
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Excused: 2 Meindl, and Phillips

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim - Emily Price [25-1730](#)
RESULT: REFERRED TO CITY ATTORNEY
2. Claim - Christopher Merker [25-1868](#)
RESULT: REFERRED TO CITY ATTORNEY
3. Claim - SCA Health [25-1986](#)
RESULT: REFERRED TO CITY ATTORNEY

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use Permit for a health club in the [25-1856](#)
General Commercial and Mayfair Corridor Overlay (C2/MAY) zone at
3203 N. Mayfair Road, Laura Lewallen, PB2 Architecture, applicant
RESULT: APPROVED
MOVER: Amanda Fuerst
SECONDER: Rob Gustafson

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

Excused: 2 Meindl, and Phillips
 Enactment No: R-25-145
2. Resolution approving a Conditional Use Permit in the Midtown Mixed [25-1857](#)
Use (MID-MIX) District at 2289 Ludington Avenue to establish a wine
bar, Tim Walsh, applicant
RESULT: APPROVED
MOVER: Amanda Fuerst
SECONDER: Rob Gustafson

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

Excused: 2 Meindl, and Phillips
 Enactment No: R-25-146
3. Resolution approving the East Tosa Business Improvement District [25-1978](#)
RESULT: APPROVED
MOVER: Amanda Fuerst
SECONDER: Rob Gustafson

Aye: 13 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Gustafson,
Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

Nay: 1 Makhlof II

Excused: 2 Meindl, and Phillips
Enactment No: R-25-147

FROM THE TRANSPORTATION AFFAIRS COMMITTEE

1. Resolution supporting the City of Wauwatosa Municipal Safety Action Plan with a goal to achieve zero traffic-related deaths and serious injuries in Wauwatosa by 2037 [25-2012](#)

RESULT: APPROVED

MOVER: Mike Morgan

SECONDER: Joseph Makhoul II

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-148

2. Resolution authorizing staff to complete a 2026-2030 Transportation Alternatives Program (TAP) grant application for the preparation of a Wauwatosa Active Transportation Plan to replace the 2014 Bicycle & Pedestrian Facilities Plan [25-2013](#)

RESULT: APPROVED

MOVER: Mike Morgan

SECONDER: Joseph Makhoul II

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-149

FROM THE GOVERNMENT AFFAIRS COMMITTEE

1. Consideration of Common Council proclamation recognizing the extraordinary response of City of Wauwatosa employees to the August 2025 storm and flood [25-2026](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

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

Excused: 2 Meindl, and Phillips

2. Consideration of Common Council proclamation recognizing Amanda Saso for her protection of the Little Red Store in the August 2025 storm and flood [25-2027](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

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

Excused: 2 Meindl, and Phillips

3. Resolution approving application for a new Class “B” Beer and Reserve “Class B” Liquor license by Nordstrom, Inc., d/b/a Nordstrom Marketplace Café, 2424 N. Mayfair Road, Veronica Jenquine - Agent, for the period ending June 30, 2026 [25-2025](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-150

4. Resolution establishing polling place sites for the City of Wauwatosa beginning with the 2026 Spring Election cycle [25-2028](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-151

5. Resolution establishing Common Council compensation beginning in 2026 [25-2029](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-152

6. Resolution authorizing City staff to pursue and implement a new Wauwatosa design element [25-2030](#)

Motion by Alderperson Champine to delay action on the resolution until the first quarter of 2026. Second by Alderperson Wilke. Motion failed 6-8 (Aye: Makhoulf, Champine, Morgan, Fuerst, Dolan, Wilke. Nay: Moldenhauer, Foley, Arney, Brannin, Lewis, Franzen, Lowe, Gustafson).

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

Aye: 9 Arney, Brannin, Lewis, Foley, Franzen, Gustafson, Lowe, Moldenhauer, and Fuerst

Nay: 5 Wilke, Champine, Makhlouf II, Morgan, and Dolan

Excused: 2 Meindl, and Phillips
Enactment No: R-25-153

FROM THE FINANCIAL AFFAIRS COMMITTEE

1. Resolution authorizing the Fire Department to purchase fire fleet vehicles in advance of approval of the 2026 capital improvement budget [25-1934](#)

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Rob Gustafson

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-154

2. Resolution waiving the competitive bid process for the purchase of a replacement self-contained breathing apparatus (SCBA) compressor [25-1935](#)

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Rob Gustafson

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-155

3. Resolution approving contract with the Cities and Villages Mutual Insurance Company (CVMIC) for third-party administration of worker's compensation services [25-2031](#)

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Rob Gustafson

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-156

4. Resolution approving Amendment Number 1 of the State Municipal Agreement with the Wisconsin Department of Transportation for the North Avenue reconstruction project between 95th Street and Wauwatosa Avenue (CIP Project #1127) [25-2032](#)
- RESULT:** APPROVED
MOVER: James Moldenhauer
SECONDER: Rob Gustafson
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips
Enactment No: R-25-157
5. Resolution approving State Municipal Agreements with the Wisconsin Department of Transportation for street lighting conversion under the carbon reduction program (CIP Project #2403) [25-2033](#)
- RESULT:** APPROVED
MOVER: James Moldenhauer
SECONDER: Rob Gustafson
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips
Enactment No: R-25-158
6. Ratification of Comptroller's Office bills and claims report, October 1 through October 28, 2025 [25-2035](#)
- RESULT:** RATIFIED
MOVER: James Moldenhauer
SECONDER: Rob Gustafson
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Meindl, and Phillips

FROM THE BOARD OF PUBLIC WORKS

1. Resolution approving an encroachment within a public utility easement at 1033 N. Mayfair Road for Terry Meyer of The Sigma Group on behalf of Midwest GI Specialists LLC [25-2015](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst
- Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

Excused: 2 Meindl, and Phillips
Enactment No: R-25-159

2. Resolution approving the vacation of an existing storm sewer easement within the parcel owned by Pilgrim Lutheran Church at 6717 W. Center Street [25-2023](#)

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-160

3. Resolution approving the final payment for Project 5118 / Contract 25-50 Alice Street Water Reservoir Rehabilitation [25-2024](#)

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst

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

Excused: 2 Meindl, and Phillips
Enactment No: R-25-161

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items [25-2036](#)
Alderperson Fuerst requested a discussion related to a consent agenda for Common Council meetings .

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 8:12 PM.