

## Wauwatosa, WI

# **Common Council**

## **Meeting Minutes - Final**

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 Makhlouf 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 Alderperson District 1 Andrew Meindl

Alderperson District 6 Joe Phillips

## APPROVAL OF MINUTES

Excused: 2

1. Approval of minutes of the September 30, 2025 regular meeting 25-2034

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: David Lewis

Ave: 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf 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 Neighborhood/Village Trade (C1) district at 7603 W. State Street to operate a drinking establishment/bar, Jordan Cole, applicant

**25-1732** 

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 Neighborhood/Village Trade (C1) district at 7754 Harwood Avenue to establish a day care, Michael Stefan, applicant

**25-1734** 

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 - 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

**25-1738** 

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

25-1899

**25-1900** 

Mike Morgan **SECONDER:** 

Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, **Aye:** 14

Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

Meindl, and Phillips Excused: 2

2. Reappointment by Mayor McBride of Matt Wicker (District 4) as a 25-1898

member of the Wauwatosa Civic Celebration Commission, term ending

December 31, 2029

**RESULT: APPROVED MOVER:** Jason Wilke **SECONDER:** Mike Morgan

Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, **Aye:** 14

Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

Meindl, and Phillips Excused: 2

3. Appointment by Mayor McBride of Amber Tanty (District 7) as an adult

member of the Wauwatosa Youth Commission, term ending May 31,

2028

**APPROVED RESULT: MOVER:** Jason Wilke **SECONDER:** Mike Morgan

Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, **Aye:** 14

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

**RESULT: APPROVED MOVER:** Jason Wilke Mike Morgan **SECONDER:** 

Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, **Aye:** 14

Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

Excused: 2 Meindl, and Phillips

5. Appointment by Mayor McBride of Keagan Young (District 5) as a 25-1901

member of the Wauwatosa Commission for Persons with Disabilities,

term ending March 31, 2028

**APPROVED RESULT: MOVER:** Jason Wilke **SECONDER:** Mike Morgan

Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, **Aye:** 14

Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

**Excused:** 2 Meindl, and Phillips

## APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim - Emily Price <u>25-1730</u>

**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 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, Makhlouf 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
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, Makhlouf 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 Makhlouf 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

RESULT: APPROVED
MOVER: Mike Morgan
SECONDER: Joseph Makhlouf II

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-25-148

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

RESULT: APPROVED
MOVER: Mike Morgan
SECONDER: Joseph Makhlouf II

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-25-149

#### 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

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Robin Brannin

Aye: 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II,

Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

**Excused:** 2 Meindl, and Phillips

2. Consideration of Common Council proclamation recognizing Amanda <u>25-2027</u>

Saso for her protection of the Little Red Store in the August 2025 storm

and flood

**RESULT:** APPROVED

MOVER: Ernst Franzen SECONDER: Robin Brannin

**Aye:** 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf 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 25-2025

"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

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Robin Brannin

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-25-150

4. Resolution establishing polling place sites for the City of Wauwatosa beginning with the 2026 Spring Election cycle

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Robin Brannin

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-25-151

5. Resolution establishing Common Council compensation beginning in <u>25-2029</u>

2026

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Robin Brannin

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-25-152

6. Resolution authorizing City staff to pursue and implement a new Wauwatosa design element

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: Makhlouf, Champine, Morgan, Fuerst, Dolan, Wilke. Nay: Moldenhauer, Foley, Arney, Brannin, Lewis, Franzen, Lowe, Gustafson).

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Robin Brannin

Ave: 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

**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

**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

**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

**25-2032** 

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)

**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-25-157

5. Resolution approving State Municipal Agreements with the Wisconsin
Department of Transportation for street lighting conversion under the carbon reduction program (CIP Project #2403)

**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-25-158

6. Ratification of Comptroller's Office bills and claims report, October 1 25-2035 through October 28, 2025

**RESULT:** RATIFIED

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

#### 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

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst

Aye: 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II,

Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

**25-2023** 

**25-2024** 

**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

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst

Ave: 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-25-160

3. Resolution approving the final payment for Project 5118 / Contract

25-50 Alice Street Water Reservoir Rehabilitation

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Amanda Fuerst

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-25-161

## **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.