



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, March 18, 2025

6:30 PM

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

Regular Meeting

CALL TO ORDER

Mayor Dennis 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 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 Makhlof II
Alderperson District 5 Rob Gustafson
Alderperson District 5 Sean Lowe
Alderperson District 1 Andrew Meindl
Alderperson District 1 James Moldenhauer
Alderperson District 6 Joe Phillips
Alderperson District 7 Mike Morgan
Alderperson District 8 Melissa Dolan
Mayor Dennis McBride

Excused: 3 Alderperson District 8 Council President Jason Wilke
Alderperson District 2 Margaret Arney
Alderperson District 7 Amanda Fuerst

SPECIAL PRESENTATION

1. Presentation of proclamation by Mayor McBride to the Wauwatosa East girls' basketball team for winning the Division 2 championship

[25-0496](#)

Presentation by Mayor McBride.

RESULT: INFORMATIONAL ONLY

APPROVAL OF MINUTES

1. Approval of minutes of the February 25, 2025 regular meeting [25-0463](#)
RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: David Lewis
Aye: 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
Excused: 3 Wilke, Arney, and Fuerst

APPOINTMENTS BY THE MAYOR

1. Reappointment by Mayor McBride of Ryan Wallace (District 5) as a member of the Wauwatosa Bicycle and Pedestrian Facilities Committee, term ending May 31, 2027 [25-0415](#)
RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Brad Foley
Aye: 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
Excused: 3 Wilke, Arney, and Fuerst
2. Appointment by Mayor McBride of Christopher Meuler (District 1) as a member of the Wauwatosa Board of Review, term ending March 31, 2026 [25-0435](#)
RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Brad Foley
Aye: 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
Excused: 3 Wilke, Arney, and Fuerst
3. Appointment by Mayor McBride of Nitish Bangalore as a member of the Wauwatosa Equity and Inclusion Commission, term ending October 31, 2028 [25-0420](#)
RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Brad Foley
Aye: 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
Excused: 3 Wilke, Arney, and Fuerst
4. Reappointment by Mayor McBride of Kathy Causier (District 2) as a member of the Wauwatosa Library Board, term ending June 30, 2028 [25-0338](#)
RESULT: APPROVED

- MOVER:** James Moldenhauer
SECONDER: Brad Foley
- Aye:** 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
- Excused:** 3 Wilke, Arney, and Fuerst
5. Reappointment by Mayor McBride of William Andrae (District 6) as a member of the Wauwatosa Library Board, term ending June 30, 2028 [25-0419](#)
- RESULT:** APPROVED
MOVER: James Moldenhauer
SECONDER: Brad Foley
- Aye:** 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
- Excused:** 3 Wilke, Arney, and Fuerst
6. Reappointment by Mayor McBride of Kathy Causier (District 2) as a member of the Wauwatosa Senior Commission, term ending April 30, 2028 [25-0418](#)
- RESULT:** APPROVED
MOVER: James Moldenhauer
SECONDER: Brad Foley
- Aye:** 13 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan
- Excused:** 3 Wilke, Arney, and Fuerst

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim - Andrea Wilkins [25-0466](#)
Recommendation: Refer to City Attorney
- RESULT:** REFERRED TO CITY ATTORNEY

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use Permit in the General Commercial (C2) zone at 10636 W. Blue Mound Road to allow site modifications and convenience store expansion to an existing gas station, Emad Nadi, ETN Engineering, applicant [25-0425](#)
- WHEREAS, Emad Nadi, ETN Engineering, applied for a Conditional Use Permit in the General Commercial (C2) zone at 10636 W. Blue Mound Road to allow site modifications and convenience store expansion to an existing gas station, 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 Emad Nadi, ETN Engineering subject to:

1. Hours of operation 5:00 am to midnight, Monday through Sunday.
2. Short- and long-term bike parking must be provided in compliance with WMC 24.11.080.
3. Address all comments from the Engineering Division as stated in the comments section of this report.
4. 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.
5. 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. See 24.12.040.A.2 for requirements.
6. Per WMC 24.12.040.A.3, refuse/recycling containers must be screened from view of streets and all abutting lots with a solid wall or decorative (metal or wood) opaque fence at least 6 feet in height on all sides, with a secured or lockable gate extending to ground level. Refuse/recycling containers may not be located in front or street side setbacks. See 24.12.040.A.3 for additional requirements.
7. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
8. 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.
9. 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 5-0

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Joseph Makhoul II

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-28

FROM THE COMMUNITY AFFAIRS COMMITTEE

- 1. Resolution approving Planned Unit Development (PUD) final plans at [25-0426](#)
 11450 W. Burleigh Street/Foundry Way for a multi-unit building,
 Raymond White, Dimension IV, on behalf of MSP Real Estate,
 applicant

WHEREAS, Raymond White, Dimension IV, on behalf of MSP Real Estate, applied for Planned Unit Development final plans at 11450 W. Burleigh Street/Foundry Way for a multi-unit building; and,

WHEREAS, this request was reviewed and recommended by the Community Affairs Committee and determined 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 Planned Unit Development final plans approval to Raymond White, Dimension IV, on behalf of MSP Real Estate, subject to:

- 1. Providing detailed costs of any alterations and/or new construction, as well as income and expense information as requested by the Assessor's office.
- 2. Plans showing adequate sewer capacity, environmental remediation, and stormwater management subject to approval by the City Engineer.
- 3. Parking lot and traffic circulation plans including a traffic impact study subject to approval by the City Engineer.
- 4. Plans for water supply to the site subject to approval by the City Engineer.
- 5. Emergency vehicle access plan subject to approval by City police and fire departments.
- 6. Final landscaping plan showing a detailed list of plantings and details for planting areas and in compliance with code chapter 24.12.
- 7. Approved plan showing pedestrian and bicycle access to the site and in compliance with code chapter 24.14.030.
- 8. Obtaining all other applicable licenses and permits.
- 9. In the event the landowner fails to commence development shown on the final development plan within 12 months 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.

By: Community Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: Mike Morgan

SECONDER: Robin Brannin

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-29

FROM THE GOVERNMENT AFFAIRS COMMITTEE

- 1. Resolution accepting the proposal by McMahon Associates, Inc. for a Shared Service Review for the Cities of Wauwatosa and West Allis [25-0394](#)

WHEREAS, the City of Wauwatosa and the City of West Allis are exploring the concept of combining Fire and EMS Services; and

WHEREAS, a formal study to understand the feasibility, advisability, and scope of a consolidation is warranted; and

WHEREAS a proposal was received from McMahon Associates outlining the scope and cost of such review; and

WHEREAS, funding for Wauwatosa’s share of the study can be made available through the use of available funds previously allocated to study overtime in the Fire Department, with additional funds from the Fire Department operating budget;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that appropriate city officials are hereby authorized to waive the competitive bidding process for a Shared Service Review, in conjunction with the City of West Allis, and

BE IT FURTHER RESOLVED THAT officials are authorized to enter into a contract with McMahon Associates to prepare a Shared Services Study regarding the possible impacts of consolidation of the Fire and EMS Services of the two cities.

By: Government Affairs Committee

Recommendation: Approve 6-1

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joe Phillips

Aye: 12 Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, and Dolan

Nay: 1 Meindl

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-30

- 2. Resolution approving application for a new Class “B” Beer and “Class C” Wine license by Primed Life, LLC d/b/a The Local Makery, 2289 Ludington Avenue, Timothy Walsh - Agent, for the period ending June 30, 2025 [25-0433](#)

WHEREAS, Primed Life, LLC, d/b/a The Local Makery, located at 2289 Ludington Avenue, Wauwatosa, WI, has applied for a Retail Class “B” Beer and “Class C” Wine license; and

WHEREAS, the applicant meets the qualifications pursuant to WI. Stat. Sec. §125.04(5);

and

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

NOW, THEREFORE, BE IT RESOLVED THAT a Retail Class “B” Beer and “Class C” Wine license be granted to Primed Life, LLC, d/b/a The Local Makery, Timothy Walsh - Agent, located at 2289 Ludington Avenue, for the period ending June 30, 2025.

By: Government Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-31

3. Resolution approving Memorandum of Agreement between the State of Wisconsin Department of Agriculture, Trade, and Consumer Protection and the Wauwatosa Health Department for the period July 1, 2025 through June 30, 2028 for the purpose of addressing issues of mutual interest to the parties regarding Wis. Stat. §§ 97.41 and 97.615 and Wis. Admin. Code ch. ATPC 74

[25-0434](#)

WHEREAS, consistent with the memo from the Health Department, the Government Affairs Committee reviewed the proposal and recommended approval;

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT permission be and the same is hereby granted to enter into an agreement with the State of Wisconsin Department of Agriculture, Trade, and Consumer Protection and the Wauwatosa Health Department for the period of July 1, 2025 through June 30, 2028 for the purpose of addressing issues of mutual interest with terms as described in the memorandum of the Health Department at the March 11, 2025, meeting of the Government Affairs Committee.

By: Government Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-32

FROM THE TRANSPORTATION AFFAIRS COMMITTEE

- 1. Ordinance amending Sec 11.36.210 of the Wauwatosa Municipal Code [25-0450](#)
to prohibit trucks from turning right from the north leg of Glenview
Place to westbound Harwood Avenue

Part I. Wauwatosa Municipal Code Section 11.36.210 Right Turns-Prohibited on Certain Streets, is hereby amended by adding the following subsection:

H. By trucks only, at the intersection of Harwood Avenue and Glenview Place for southbound traffic on Glenview Place.

Part II. This ordinance shall take effect on and after its date of publication.

By: Transportation Affairs Committee

Recommendation: Adopt 6-0

RESULT: ADOPTED
MOVER: Mike Morgan
SECONDER: David Lewis

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: O-25-8

FROM THE FINANCIAL AFFAIRS COMMITTEE

- 1. Resolution approving the Intergovernmental Cooperation Agreement [25-0451](#)
with the City of Milwaukee Fire Department for fire apparatus and
equipment repairs

WHEREAS, the Milwaukee Fire Department has agreed to provide fleet maintenance services to shared service fire departments, and the Wauwatosa Fire Department is requesting approval of an Intergovernmental Cooperation Agreement allowing for certain repair and maintenance services of its fire apparatus to be performed by the City of Milwaukee;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the proper officials are authorized to enter into an Intergovernmental Cooperation Agreement with the Milwaukee Fire Department for repair and maintenance of fire apparatus by the City of Milwaukee.

By: Financial Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst
 Enactment No: R-25-33

- 2. Resolution approving a Level Three fund transfer for emergency purchase of ladder truck repair [25-0453](#)

WHEREAS, during routine maintenance, a fire department ladder truck was discovered to have oil in the coolant, which is known to pose a significant risk of lubrication failure and engine damage; therefore, the ladder truck was in need of emergency repairs;

NOW THEREFORE BE IT RESOLVED THAT a Level III fund transfer be approved in an amount of \$31,624.38 to cover the costs associated with the damaged engine, and the expenditure for said repairs is hereby authorized pursuant to the emergency purchase rules contained in subsection 3.20.040 A.4. of the Wauwatosa Municipal Code of Ordinances.

By: Financial Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst
 Enactment No: R-25-34

- 3. Resolution approving a Level Three fund transfer for the purchase of a 2025 Vactor 2100i Combination Jet and Vacuum Sewer Cleaning Truck and Maintenance Package [25-0454](#)

WHEREAS, the City of Wauwatosa had planned to purchase a new combination jet and vacuum truck through Sourcewell as part of the 2026 capital plan, for purposes of cleaning sanitary and storm sewers and sump catch basins; and

WHEREAS, the City’s current vacuum truck used for this purpose has reached the end of its useful life, requiring costly repairs on a regular basis, and the cost of repairs for one more year of use is not in the city’s financial interest;

NOW THEREFORE BE IT RESOLVED THAT a Level III fund transfer from the Sanitary Sewer Utility Fund Balance in an amount up to \$633,617.44, for the purchase and maintenance plan for a purchase of the 2025 Vactor 2100i Combination Vacuum and Sewer Cleaning Truck.

By: Financial Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-35

4. Resolution approving a three-year contract including two optional [25-0455](#)
one-year extensions, with Pour Inc., for the management of room rentals
at the Muellner Building at Hart Park

WHEREAS, in January, the Common Council awarded a contract to a vendor to manage rental spaces within the Muellner Building; however, since that date, the selected vendor determined that it is no longer able to commit to the contract and has withdrawn from the project; and

WHEREAS, following the declination of the original vendor, staff reached out to multiple vendors which had been recommended by other venue operators, and following further review, city staff wish to award the contract to Pour Inc.;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL that the City of Wauwatosa enter into a three-year contract, including two optional one-year extensions, with Pour Inc., for management of room rentals at the Muellner Building at Hart Park.

By: Financial Affairs Committee

Recommendation: Approve 7-0-1

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 12 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan

Excused: 3 Wilke, Arney, and Fuerst

Abstain: 1 Gustafson
Enactment No: R-25-36

5. Resolution waiving the request for proposal process for production and [25-0457](#)
installation of a sign for Firefly Grove Park and approval of a Level
Three fund transfer to accept donated funds for the project budget

WHEREAS, the City of Wauwatosa is constructing Firefly Grove Park at 116th and Gilbert

Avenue and it is anticipated that the park will open in late spring; and

WHEREAS an entry sign had not been included in the initial project budget, although Innovative Signs had been chosen to create a conceptual design for the space in the event that funds became available for that purpose; and

WHEREAS, Waterstone Bank has agreed to sponsor the monument sign at the park by donating the funds necessary to complete the sign as originally designed; and

WHEREAS staff is seeking to accept the donated funds as offered, to waive the RFP process, and to award the sign project to Innovative Signs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL that the RFP process for production and installation of a monument sign at Firefly Grove Park is hereby waived, and a level three fund transfer is authorized for acceptance of donated funds, to be transferred into the park project budget and utilized for the monument sign as described above.

By: Financial Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-37

- 6. Resolution approving funds and authorization to enter into a Master Planning Agreement between the City of Wauwatosa and Irgens for the Milwaukee County Research Park [25-0458](#)

WHEREAS, the City is proposing master planning with Irgens to maintain competitiveness, maximize tax base and employment opportunities at the Milwaukee County Research Park;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa that the proper city officials can enter into an agreement with Irgens to facilitate a master plan agreement for Milwaukee County Research Park as more thoroughly described at the Financial Affairs Committee meeting on March 11, 2025; and

BE IT FURTHER RESOLVED THAT a level three fund transfer from fund balance is authorized into the budget of Tax Incremental District 6 in order to pay the City’s share of the costs associated with the Master Planning Agreement.

By: Financial Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

Aye: 12 Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, and Dolan

Nay: 1 Meindl

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-38

- 7. Resolution approving a term sheet with Mandel Partners/Harlow & Hem Apartments LLC for the Harlow and Hem development at 7470 Blanchard Street [25-0460](#)

WHEREAS, Harlow & Hem Apartments LLC, an entity associated with Mandel Partners, has proposed a residential development on land located at 7470 Blanchard Avenue, 1330 Wauwatosa Avenue, 7463 and 7483 Harwood Avenue, in the City of Wauwatosa, and has requested tax incremental finance assistance for site preparation, demolition, public parking, and costs related to construction of affordable housing units at that site; and

WHEREAS, the Financial Affairs Committee has considered the financial viability of providing assistance to promote the development of the Project on this site and has recommended an offer of financial terms for such assistance which are described on the Term Sheet attached hereto and incorporated herein; and

WHEREAS, the Financial Affairs Committee has also recognized the provision of such financial assistance will be aided by the resources of Tax Incremental Finance District Number 11 in the City of Wauwatosa, which was created in order to promote further development in this area of the City of Wauwatosa,; and

WHEREAS, the provision of such assistance to the Project will aid the City of Wauwatosa in addressing the acknowledged needs identified in the previously-adopted Housing Study for low to moderate income or workforce housing, and housing which is otherwise accessible for persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED THAT the proposal for development assistance described in the attached Term Sheet for Harlow & Hem Apartments LLC for the purpose of site preparation, demolition, public parking, and costs related to construction of affordable housing units associated with development on the site located in the City of Wauwatosa, is hereby approved; and

BE IT FINALLY RESOLVED THAT the appropriate City officials are hereby authorized to draft and execute a Development Agreement with Harlow & Hem Apartments LLC, or a related party, and all other associated documents and instruments required to implement the Term Sheet, which incorporates the financial terms and is substantially similar to the attached Term Sheet, as well as approved development plans.

By: Financial Affairs Committee

Recommendation: Approve 6-2

The Common Council 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 Common Council may reconvene into open session to consider the balance of the agenda.

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 10 Brannin, Champine, Lewis, Franzen, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, and Dolan

Nay: 3 Foley, Makhlof II, and Meindl

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-39

8. Ratification of Comptroller's Office bills and claims report, February 26 through March 18, 2025 [25-0464](#)

RESULT: RATIFIED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Excused: 3 Wilke, Arney, and Fuerst

FROM THE BOARD OF PUBLIC WORKS

1. Resolution approving underground distribution easement with WE Energies over a portion of City owned property located at 11501 W. Burleigh Street (Burleigh Water Tower Site) [25-0452](#)

WHEREAS, the City of Wauwatosa is planning a water pumping station on Burleigh Road water tower site and existing overhead WE Energies power lines must be relocated underground to complete the work;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa that the proper city official are authorized to execute and accept the easement from WE Energies for the purpose of burying overhead power lines on the city-owned property located at 11501 W. Burleigh Street.

By: Board of Public Works

Recommendation: Approve 5-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-40

2. Resolution placing the 2022, 2023 and 2024 Street Improvement Projects special assessments on the tax roll for construction projects that were completed during the 2024 Construction Season [25-0462](#)

WHEREAS, the Common Council of the City of Wauwatosa did, by resolution passed and dated March 1, 2022, March 7, 2023 and March 19, 2024, approve and adopt reports of the Board of Public Works in connection with repaving, and work appurtenant thereto, in the following streets:

Street & Location: Washington Highlands Decorative Street Lighting
Ald. Dist.: 1
Exist & Prop. Width: n/a
Pavement Construction Type: n/a
Assessed Sidewalk Work: No

Street & Location: North Ave. from N. 104th St. to Mayfair Rd.
Ald. Dist.: 7
Exist & Prop. Width: 36-28-36 (25-24-31)
Pavement Construction Type: A-Asph
Assessed Sidewalk Work: Yes

Street & Location: North Ave. from Met-to-wee Ln. to N. 104th St.
Ald. Dist.: 6 & 7
Exist & Prop. Width: 36-28-36 (25-17-31)
Pavement Construction Type: A-Asph
Assessed Sidewalk Work: Yes

Street & Location: Alley between W. Burleigh St. and Chambers St. from N. 122nd St. to N. 124th St. (EastWest Leg)
Ald. Dist.: 7
Exist & Prop. Width: 20 (20)
Pavement Construction Type: A-Conc
Assessed Sidewalk Work: No

Street & Location: Alley between W. Burleigh St. and Chambers St. from N. 122nd St. to N. 124th St. (North-South Leg)
Ald. Dist.: 7
Exist & Prop. Width: 20 (20)
Pavement Construction Type: A-Green
Assessed Sidewalk Work: No

Street & Location: Alley between W. Meinecke Ave. and North Ave. from Lefeb

Ave. to N. 73rd St.

Ald. Dist.: 5

Exist & Prop. Width: 20 (20)

Pavement Construction Type: A-Green

Assessed Sidewalk Work: No

Street & Location: N. 115th St. from Park Hill Ave. to Blue Mound Rd.

Ald. Dist.: 3

Exist & Prop. Width: 30 (30)

Pavement Construction Type: D-Asph

Assessed Sidewalk Work: No

Street & Location: Colonial Dr. from Auer Ave. to Concordia Ave.

Ald. Dist.: 8

Exist & Prop. Width: 30 (30)

Pavement Construction Type: D-Asph

Assessed Sidewalk Work: Yes

Street & Location: Sarasota Pl. from N 95th St to N. 100th St.

Ald. Dist.: 8

Exist & Prop. Width: 30 (30)

Pavement Construction Type: D-Asph

Assessed Sidewalk Work: Yes

WHEREAS, the construction of the improvement above-described having now been completed in the aforementioned streets, it is the desire of the Board of Public Works to place the special assessments on the tax roll.

WHEREAS, it is the desire of the Board of Public Works to adjust the assessments for approaches and service walks, contained in said report, in relation to the costs of construction involved.

WHEREAS, the City Engineer has prepared amended special assessments taking into account the aforementioned differences.

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

Section 1. That the special assessments for paving set forth in the aforesaid reports of the Board of Public Works, approved by resolution passed and dated as listed are hereby directed to be entered upon the tax roll as hereinafter set forth and as reiterated in the special assessments attached hereto.

Section 2. That the attached amended special assessments for approaches and service walks, against the respective lots, tracts, and parcels of land abutting on the aforementioned streets be and the same are hereby approved and adopted and are directed to be entered upon the tax roll as hereinafter set forth.

Section 3. That the owners of the respective parcels of land fronting or abutting the street improvements on which public hearings have been held and preliminary assessments have been confirmed, shall have payment of the special assessments scheduled as follows:

- (a) Each special assessment and special charge, pursuant to Section 66.0627 of the Wisconsin Statutes, levied in an amount of \$200 or less against any parcel of land in the City of Wauwatosa shall be entered in the tax rolls in one installment.
- (b) Each special assessment for improvements levied in an amount exceeding \$200 against any parcel of land in the City of Wauwatosa shall be entered in the tax rolls in five equal annual installments of principal together with interest at the rate of twelve percent (12%) per year or the percentage rounded out to the next highest whole percentage number above the interest rate paid by the City for the sale of corporate purpose bonds, which include the project which is the subject of the special assessment, whichever figure is less, on the unpaid balance of said assessment. Individual assessments shall run concurrently except as provided under Section 3.08.040 of the City Code.
- (c) Each special assessment levied against any parcel of land in the City of Wauwatosa for the installation of sanitary sewer main or water main or construction of permanent street pavement shall not be entered in the tax roll until all installments of special assessments for sanitary sewer or water main or construction of permanent street pavement levied previously against the same parcel of land have been entered into the tax rolls and have been paid. Such subsequent special assessment shall be deferred and only interest at the rate of twelve percent (12%) per year, or the percentage rounded out to the next highest whole percentage number above the interest rate paid by the City for the issuance of General Obligation Debt, which include the project which is the subject of the special assessment, whichever figure is less, on such subsequent special assessment shall be carried into the tax rolls in addition to the scheduled installments of such prior assessments. After the last installment of such prior special assessment has been entered in the tax rolls, installments of the subsequent special assessment shall, beginning with the next subsequent tax roll, be entered in the tax rolls pursuant to Section 3.08.030 of the City Code.
- (d) Whenever special assessments are levied against the frontage and side of a corner parcel of land in the City of Wauwatosa for the installation of sanitary sewers or water mains or construction of permanent pavements arising out of the same public works project, such special assessments levied against a corner parcel of land shall be deemed to be two separate special assessments, and the special assessment levied against the frontage of the corner parcel of land shall first be scheduled on the tax rolls for payment as provided in Section 3.08.030 of the City Code and the special assessment levied against the side of the corner parcel of land shall be scheduled on the tax rolls pursuant to (c) above, following such scheduling of the special assessment levied against the frontage of the corner parcel of land.
- (e) Notwithstanding the provisions of (c) and (d) above, any owners of parcels of land assessed may at their option elect to pay both the scheduled installments of prior

assessments as well as scheduled installments of subsequent special assessments on the same tax rolls as entered on those tax rolls pursuant to Section 3.08.030 of the City Code.

- (f) If, after special assessments have been placed on the tax rolls in installments or otherwise, the taxpayer fails to pay the same within the time allowed for payment of general taxes, the same shall become delinquent and shall be treated in the same manner and subject to the same laws as delinquent general property taxes.

Section 4. That the City Clerk publish the installment assessment notice, as by Section 66.0715 of the Wisconsin Statutes provided, including therein that the owners of the property benefited by said improvement may elect within thirty (30) days from the date of said notice to pay the said assessment on their property on or before the next succeeding November 1.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED
MOVER: Melissa Dolan
SECONDER: Mike Morgan

Aye: 12 Brannin, Champine, Lewis, Foley, Franzen, Gustafson, Lowe, Meindl, Moldenhauer, Phillips, Morgan, and Dolan

Nay: 1 Makhlouf II

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-41

- 3. Resolution awarding Contract 25-08, Project 1025, Center Street Improvements to MJ Construction, Inc. in the amount of \$1,414,080.00 [25-0456](#)

WHEREAS, the Board of Public Works of the City of Wauwatosa reports that pursuant to the official notice, published as required by law, for proposals for Center Street Improvements under Contract 25-08, Project 1024, bids and proposals were received until 11:01 o'clock in the morning, Wednesday, March 5, 2025, and therefore publicly opened; and

WHEREAS, that said bids and proposals are returned herewith, and the bids received are as follows:

MJ Construction	\$1,414,080.00
Mid City Corporation	\$1,473,160.92
LaLonde Contractors, Inc.	\$1,586,931.88

WHEREAS, the lowest bid received is from MJ Construction in the amount of \$1,414,080.00; and

WHEREAS the Board of Public Works recommends that the proper City Officials be authorized to enter into a contract for doing said work of improvement;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa, that the proper City Officials be and they are hereby authorized and directed to enter into a contract with MJ Construction for the work of Center Street Improvements at and for their bid price of \$1,414,080.00, this being the lowest and best bid.

BE IT FURTHER RESOLVED that the surety deposits, if any, be returned to the unsuccessful bidders.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-42

4. Resolution accepting the 2024 MS4 Annual Stormwater Report [25-0459](#)

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the City of Wauwatosa's MS4 Annual Stormwater Report for 2024 be accepted and the same is hereby approved and placed on file.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-43

5. Resolution approving final payment for Contract 23-60 Fire Station Bunk House Remodel [25-0461](#)

WHEREAS, J.H. Hasslinger completed the work of the Fire Station 52 and 53 Bunk house remodel project and work incidental thereto under Contract 23-60 / Project 6624; and

WHEREAS, the final contract amount was \$1,010,255.00 and the bid was \$909,996; and

WHEREAS, there were several change orders for a net increase in the contract of \$100,259.00; and

WHEREAS, the Board of Public Works reviewed the request and recommends approval.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the final payment of \$50,051.80 be submitted to J.H. Hasslinger and determines that the project was completed in a manner satisfactory to the City of Wauwatosa.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Excused: 3 Wilke, Arney, and Fuerst
Enactment No: R-25-44

ANNUAL REPORTS

- 1. Health Department & Board of Health Annual Report [25-0416](#)

Presentation by Health Officer/Director Laura Stephens.

RESULT: INFORMATIONAL ONLY

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

- 1. Future Council committee agenda items [25-0465](#)

No new items.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 7:30 PM.