



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, January 28, 2025

6:30 PM

Council Chambers and Zoom:
<https://servetosozoom.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 8 Council President Jason Wilke
Alderperson District 2 Margaret Arney
Alderperson District 3 Robin Brannin
Alderperson District 6 Aletha Champine
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 7 Mike Morgan
Alderperson District 7 Amanda Fuerst
Alderperson District 8 Melissa Dolan
Excused: 2 Alderperson District 4 David Lewis
Alderperson District 6 Joe Phillips

APPROVAL OF MINUTES

1. Approval of minutes of the December 17, 2024 regular meeting

[25-0101](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Phillips

PUBLIC HEARING

1. Public hearing for a Conditional Use Permit in the Neighborhood/Village Trade (C1) zone at 7601 Harwood Avenue to allow second-hand merchandise sales, Danielle Linn, applicant [24-1795](#)
Planning and Zoning Manager Tammy Szudy and applicant Danielle Linn presented.
Public hearing opened at 6:37 PM.
No one spoke for or against.
Public hearing closed at 6:38 PM.
RESULT: INFORMATIONAL ONLY
2. Public hearing regarding an Ordinance amending Sec. 24.17.010(D)(2) of the Wauwatosa Municipal Code relative to the composition of the Historic Preservation Commission [24-1738](#)
Planning and Zoning Manager Tammy Szudy presented.
Public hearing opened at 6:39 PM.
No one spoke for or against.
Public hearing closed at 6:39 PM.
RESULT: INFORMATIONAL ONLY
3. Public Hearing for a Zoning Text Amendment to Wauwatosa Municipal Code Chapter 24.08 to include tattoo/body art facilities in the definition of a Personal Improvement Service, Bobbie Peters, Image Studios, applicant [24-1793](#)
Planning and Zoning Manager Tammy Szudy and applicant Bobbie Peters presented.
Public hearing opened at 6:42 PM.
Brittany Jordan, 11415 Burleigh St. - Spoke in favor.
Russ Drover, 9116 Jackson Park Blvd - Spoke in opposition.
Public hearing closed at 6:45 PM.
RESULT: INFORMATIONAL ONLY
4. Public Hearing regarding the Tosa Tomorrow 2045 Comprehensive Plan [25-0044](#)
Planning and Zoning Manager Tammy Szudy and consultant Josh Koonce, Houseal Lavigne, presented.
Public hearing opened at 6:56 PM.
Kathy Causier, 8213 Aberdeen Ct., on behalf of the Wauwatosa Housing Coalition. - Spoke in favor with some suggestions related to affordable housing.
Russ Drover, 9116 Jackson Park Blvd - Spoke in opposition regarding demographics and density issues.

Indy Stluka, 746 N. 112th St. - Had various comments related to affordable housing, terminology, and various other residential issues.

Public hearing closed at 7:12 PM.

RESULT: INFORMATIONAL ONLY

APPOINTMENTS BY THE MAYOR

1. Reappointment by Mayor McBride of Jordan Roman (District 2) as a member of the Wauwatosa Equity and Inclusion Committee, term ending October 31, 2027 [25-0114](#)
RESULT: APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
Aye: 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
Excused: 2 Lewis, and Phillips
2. Reappointment by Mayor McBride of Kate Venne (District 1) as a member of the Wauwatosa Community Development Block Grant Committee, term ending March 31, 2028 [25-0077](#)
RESULT: APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
Aye: 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
Excused: 2 Lewis, and Phillips
3. Reappointment by Mayor McBride of Pamela Stokke-Ceci (District 1) as a member of the Wauwatosa Board of Review, term ending March 31, 2030 [25-0075](#)
RESULT: APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
Aye: 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
Excused: 2 Lewis, and Phillips
4. Reappointment by Mayor McBride of Wendy Venske (District 6) as a member of the Wauwatosa Civic Celebration Commission, term ending December 31, 2028 [25-0012](#)
RESULT: APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst

- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Phillips
5. Reappointment by Mayor McBride of William (Brit) Swisher (District 2) as a member of the Wauwatosa Civic Celebration Commission, term ending December 31, 2028 [24-1792](#)
- RESULT:** APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Phillips
6. Appointment by Mayor McBride of Allysha Willman (District 4) as a member of the Wauwatosa Board of Parks and Forestry Commissioners, term ending April 30, 2028 [25-0078](#)
- RESULT:** APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Phillips
7. Appointment by Mayor McBride of Juan Farmer (District 3) as a member of the Wauwatosa Board of Parks and Forestry Commissioners, term ending April 30, 2028 [25-0129](#)
- RESULT:** APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Phillips
8. Appointment by Mayor McBride of Steven Mares (District 6) as a member of the Wauwatosa Board of Parks and Forestry Commissioners, term ending April 30, 2028 [25-0130](#)
- RESULT:** APPROVED
MOVER: Jason Wilke
SECONDER: Amanda Fuerst
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Meindl, Moldenhauer, Morgan, Fuerst, and Dolan
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Excused: 2 Lewis, and Phillips

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim for Unlawful Tax - Children's Hospital of Wisconsin, Inc., Tax Key No. 380-1009-001 [25-0086](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
2. Claim for Unlawful Tax - Children's Hospital of Wisconsin, Tax Key No. 381-1012-000 [25-0087](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
3. Claim for Unlawful Tax - Milwaukee Regional Center Thermal Service, Inc., Tax Key No. 373-9999-027 [25-0145](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
4. Claim - Mark Kneepens [25-0082](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
5. Claim - Charles Coakley [25-0096](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
6. Claim - Latia Jones [25-0099](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
7. Claim - Philip Lapayowker [25-0125](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
8. *Claim - MPMC Land Bank, LLC - Parcel No. 380-1004-001 [25-0161](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
9. *Claim for 2024 Unlawful Tax - The Medical College of Wisconsin, Inc. - Tax Key No. 381-1004-000 [25-0162](#)
Recommendation: Refer to City Attorney
RESULT: REFERRED TO CITY ATTORNEY
10. *Claim - MPMC Land Bank, LLC - Parcel No. 380-1011-000 [25-0163](#)
Recommendation: Refer to City Attorney

RESULT: REFERRED TO CITY ATTORNEY

11. *Claim - MRMC Land Bank, LLC - Parcel No. 380-1003-000 [25-0164](#)

Recommendation: Refer to City Attorney

RESULT: REFERRED TO CITY ATTORNEY

UNFINISHED BUSINESS

1. Final Resolution authorizing public improvement for repaving streets and alleys and levying special assessments against benefited properties [25-0095](#)

WHEREAS, the Common Council of the City of Wauwatosa, Wisconsin, held a public hearing both in-person and virtually via use of the Zoom platform at 7:30 p.m. Local Time, on the 17th day of December, 2024 for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the proposed improvement by repaving of the following streets and alleys.

Street & Location: N. 115th St. from Underwood Pkwy. to Watertown Plank Rd.

Ald Dist: 3

Exist & Prop. Width: 36 (36)

Pavement Construction Type: D-Asph

Assessed Sidewalk Work: No

Street & Location: Watertown Plank Rd. from 113th St. to N. 115th St.

Ald Dist: 3 & 7

Exist & Prop. Width: 52 (52)

Pavement Construction Type: D-Asph

Assessed Sidewalk Work: No

Street & Location: Watertown Plank Rd. from 115th St. to N. 124th St.

Ald Dist: 3

Exist & Prop. Width: 52 (52)

Pavement Construction Type: E-Asph

Assessed Sidewalk Work: No

Street & Location: Wisconsin Ave. from N. 68th St. to N. 72nd St.

Ald Dist: 4

Exist & Prop. Width: 40 (40)

Pavement Construction Type: D-Asph

Assessed Sidewalk Work: Yes

Street & Location: Alley, Harvard Ln. to Blue Mound Rd. and N. 109th St. to N. 111th St.

Ald Dist: 3

Exist & Prop. Width: 20 (20)

Pavement Construction Type: A-Conc

Assessed Sidewalk Work: No

Reconstruction: Type "A" (Asph.) or (Conc.) Completely removing existing curb and gutter

and existing pavement, placing new concrete curb and gutter (excluding alleys), and asphalt or concrete pavement surface on a new base.

The above repaving type also includes placing necessary water and sewer service pipes and storm sewer and appurtenances; relaying sanitary sewer and storm sewer as required; relocating existing street lighting system where necessary; constructing new concrete driveway approaches; and replacing concrete sidewalks which are disturbed by other construction, which are defective, or which have a hazard potential.

Repaving Type "B" (Asph.) Completely removing existing curb and gutter, milling the existing asphalt pavement as required, and placing new concrete curb and gutter and asphalt pavement surface on the existing road base.

The above repaving type also includes placing necessary water and sewer service pipes and storm sewer and appurtenances; relaying sanitary sewer and storm sewer as required; relocating existing street lighting system where necessary; constructing new concrete driveway approaches; and replacing concrete sidewalks which are disturbed by other construction, which are defective, or which have a hazard potential.

Repaving: Type "C" (Asph) Milling the existing pavement as required, repairing curbs (and abutting approaches and sidewalks where necessary), and surfacing with asphalt pavement. Also included is the placing of necessary water and sewer service pipes and storm sewer and appurtenances, and relaying sanitary sewer and storm sewer as required.

Repaving: Type "D" Replacing defective curb and gutter, removing, milling and/or pulverizing the existing pavement surface as required, and surfacing with new asphalt pavement. Also included is the placing of necessary water and sewer service pipes and storm sewer and appurtenances, and relaying sanitary sewer and storm sewer as required.

Repaving: Type "E" Replacing minimal defective curb and gutter, minor pavement milling, overlay existing pavement with asphalt pavement. Also included is the placing of necessary water and sewer service pipes and storm sewer and appurtenances, and relaying sanitary sewer and storm sewer as required.

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

Section 1. That the report of the Board of Public Works in connection with the construction of the above-described permanent public improvement, including preliminary plans and specifications therefore, is hereby adopted and approved.

Section 2. That the Board of Public Works is directed to carry out the work of such permanent improvement in accordance with the report of the Board of Public Works.

Section 3. That payment for said permanent improvement be made by assessing the cost to the property improved as indicated in said report.

Section 4. That the assessments shown on the report, are true and correct and are hereby

confirmed.

Section 5. That the owners of the respective parcels of land fronting or abutting the street improvements, on which a public hearing has 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) All assessments will be collected in installments as provided below, except such assessments on property where the owner of the same shall file with the City Clerk within 30 days from date of billing, a written notice that he elects to pay the special assessment on his property to the City Treasurer on or before the next succeeding November 1, unless the election is revoked in writing 30 days prior to November 1. If, after making such election, said property owner fails to make the payment to the City Treasurer, the City Clerk shall place the entire assessment, and applicable interest, on the next succeeding tax roll.
- (c) 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.
- (d) 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.
- (e) 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.

- (f) 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.
- (g) 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 6. The properties against which the assessments are proposed are benefited. Such benefits may include, but are not necessarily limited to, enhancement of value or marketability, improved drainage, improved pedestrian safety (walks), improved vehicular access, improved skid resistance and cross-sectional elements.

Section 7. The City Clerk is directed to publish this resolution in the North Now, official paper of the City of Wauwatosa.

Section 8. The City Clerk is further directed to mail a copy of this resolution to every property owner within the limits of the assessment district whose name appears on the assessment roll and whose post office address is known, or can with reasonable diligence be ascertained.

By: Board of Public Works

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Brad Foley

Aye: 12 Wilke, Arney, Brannin, Champine, Foley, Franzen, Gustafson, Lowe, Moldenhauer, Morgan, Fuerst, and Dolan

Nay: 2 Makhlof II, and Meindl

Excused: 2 Lewis, and Phillips

Enactment No: R-25-1

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use Permit in the General Commercial (C2) zone at 10600 W. Blue Mound Road to allow a smoke shop, Ali Ali, BuMa LLC., applicant [25-0084](#)

WHEREAS, Ali Ali, BuMa LLC., applied for a Conditional Use Permit in the General Commercial (C2) zone at 10600 W. Blue Mound Road to allow a smoke shop, 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 Ali Ali, BuMa LLC., subject to:

1. Hours of operation Monday through Saturday, from 9:00 am to 10:00 pm and Sunday from 10:00 am to 9:00 pm.
2. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
3. Adding short and long-term bike parking in compliance with City Code prior to occupancy.
4. Final Occupancy inspection and approval required prior to occupancy.
5. Any signage associated with the business must be reviewed and approved by the Building & Safety Division for compliance with WMC 15.14. Prior to occupancy, facility signage shall be inspected and approved by the City Code Enforcement Officer.
6. 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.
7. Obtaining other required licenses, permits, and approvals.
8. Applicant providing photo renderings of the facility storefront with proposed signage. Said renderings must be submitted to the City by January 23, 2025 and approved by Common Council.

By: Plan Commission

Recommendation: Approve 7-0

Motion for denial includes the following reasons:

1. *The impacts of a smoke shop in a C2 zone near residential and across the street from the zoo would be detrimental to property values and have broader impacts across the community. According to a study from Urban Affairs Review in 2017, smoke shops contribute to declining neighborhood desirability.*
2. *This location is directly across the street from the zoo and is less than one mile from Underwood Elementary School. Presence of smoke shops near schools and youth-oriented areas raise serious concerns about increased exposure and accessibility for our youth. A 2018 study from Tobacco Control found that proximity to vape shops was directly associated with higher vaping rates*

among teens. As a result, this would create additional health burden on our City and would lead to resource needs from our Wauwatosa Health Department.

- 3. *Approving this permit would not serve the best interest of our community or its long-term well-being.*

RESULT: DENIED

MOVER: Robin Brannin

SECONDER: Brad Foley

Aye: 8 Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Moldenhauer, and Fuerst

Nay: 6 Wilke, Gustafson, Lowe, Meindl, Morgan, and Dolan

Excused: 2 Lewis, and Phillips

FROM THE TRANSPORTATION AFFAIRS COMMITTEE

- 1. Ordinance amending Sec. 11.32.080 of the Wauwatosa Municipal Code [25-0131](#)
to prohibit parking on the west side of 120th Street from the north property line of 121 N. 120th Street to 24 feet south thereof

Part I. The “North 120th Street - west side” portion of the "Schedule of Streets, and portions” subsection of Wauwatosa Code Section 11.32.080 is hereby amended by addition of the following:

“(a) from the north property line of 121 N. 120th Street to 24 feet south thereof”

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

By: Transportation Affairs Committee

Recommendation: Adopt 7-0

RESULT: ADOPTED

MOVER: Mike Morgan

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Phillips
Enactment No: O-25-1

- 2. Ordinance amending Sec. 11.36.210 of the Wauwatosa Municipal Code [25-0133](#)
to prohibit eastbound right turns exiting the alley from the 10600 block of North Avenue to 106th Street

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

Part I. The “Right Turns-Prohibited on Certain Streets” Subsection of Wauwatosa Municipal Code Section 11.36.210 is hereby amended by adding an additional subsection G. which shall read as follows:

G. Exiting the alley from the 10600 block of North Avenue to 106th Street.

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

By: Transportation Affairs Committee

Recommendation: Adopt 7-0

RESULT: ADOPTED

MOVER: Mike Morgan

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Phillips
Enactment No: O-25-2

- 3. Resolution approving the installation of stop signs on the Pleasant Street approaches to Woodland Avenue [25-0132](#)

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the official stop sign map of the City of Wauwatosa be amended to reflect that two-way stop signs be added in the northbound and southbound lanes on Pleasant Street approaches to Woodland Avenue.

By: Transportation Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: Mike Morgan

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-2

FROM THE GOVERNMENT AFFAIRS COMMITTEE

- 1. Resolutions approving application for a new Class “B” Beer and “Class B” Liquor license by KHP Wauwatosa LLC d/b/a Kpot Korean BBQ & Hotpot, 2635 N. Mayfair Road, Bryan Pham - Agent, for the period ending June 30, 2025 [25-0140](#)

WHEREAS, KHP Wauwatosa LLC, located at 2635 N. Mayfair Road, Wauwatosa, WI, has applied for a Retail Class “B” Beer and “Class B” Liquor license; and

WHEREAS, the applicant 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 a Retail Class “B” Beer and “Class B” Liquor license be granted to KHP Wauwatosa LLC, d/b/a Kpot Korean BBQ & Hotpot, Bryan Pham - Agent, located at 2635 N. Mayfair Road, for the period ending June 30, 2025.

By: Government Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joseph Makhlouf II

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-3

- 2. Resolution approving applications for Special Event Permit and temporary extension of licensed premises by Ray’s Growler Gallery, Event Name: Wuckfinter 2025, Date/Time: February 23, 2025, 12-5 PM, Location: 8930 W North Avenue [25-0142](#)

WHEREAS, Ray’s Growler Gallery, 8930 W. North Avenue, has requested a Special Event Permit and a temporary extension of the licensed premises on February 23, 2025 from 12:00 PM - 5:00 PM for the Wuckfinter 2025 event to include their parking lot; and

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

NOW, THEREFORE, BE IT RESOLVED THAT the Special Event permit is hereby approved and the "Class B" licensed premises of Ray’s Growler Gallery be extended on February 23, 2025 from 12:00 PM - 5:00 PM for the Wuckfinter 2025 event to include their parking lot.

By: Government Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joseph Makhlouf II

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-4

- 3. Resolution approving applications for temporary extensions of licensed [25-0143](#)

premises by Ray’s Growler Gallery, LLC, d/b/a Ray’s Growler Gallery, 8930 W North Avenue, for Rosé Wine Fest on May 18, 2025 from 1-4 PM and Patio Palooza on July 20, 2025 from 1-4 PM.

WHEREAS, Ray’s Growler Gallery, 8930 W. North Avenue, has requested temporary extensions of the licensed premises on May 18, 2025 from 1:00 PM - 4:00 PM for the Rosé Wine Fest and July 20, 2025 from 1:00 PM - 4:00 PM for the Patio Palooza event to include their parking lot; and

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

NOW, THEREFORE, BE IT RESOLVED THAT the "Class B" licensed premises of Ray’s Growler Gallery be extended on May 18, 2025 from 1:00 PM - 4:00 PM for the Rosé Wine Fest and July 20, 2025 from 1:00 PM - 4:00 PM for the Patio Palooza event to include their parking lot.

By: Government Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joseph Makhlouf II

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-5

- 4. Resolution approving a Municipal Court deposit schedule for non-moving violations [25-0144](#)

WHEREAS, the deposit schedule for non-moving citations violations issued by the Wauwatosa Police Department for prosecution in municipal court is to be based upon a schedule set by the Wauwatosa Municipal Court, which schedule is to be approved by the common council; and

WHEREAS, the Municipal Judge has drafted a deposit schedule to be utilized by the Wauwatosa Police Department when issuing non-moving citations, which was presented to the Government Affairs Committee at its meeting of January 21, 2025, a copy of which is attached hereto;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the deposit schedule prepared by the Wauwatosa Municipal Court and attached hereto, is hereby adopted for use by the Wauwatosa Police Department, pursuant to the provisions of Section 800.037 of the Wisconsin Statutes.

By: Government Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Joseph Makhoul II

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-6

FROM THE FINANCIAL AFFAIRS COMMITTEE

- 1. Resolution approving three-year contract with two optional one year extensions with Événement for the management of room rentals at the Muellner Building at Hart Park [25-0134](#)

WHEREAS, the City of Wauwatosa is seeking authorization for utilizing a professional event management company to manage rental spaces with the Muellner Building; and

WHEREAS, a Request for Proposals was issued December 4, 2024, and responses were due January 13 for a three-year contract to manage events at the Muellner Building (outside of Senior Center and Curling Club use days and hours) and the city received one proposal, from Événement; and

WHEREAS City staff evaluated the proposal and met with Événement to discuss the proposal and review references, following which staff determined that the proposal of the Événement team, based upon the proposer’s qualifications, experience, knowledge, and proposed revenue splits, is in the best interests of the City;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that appropriate City staff are authorized to enter into a three year contract with Événement, with two optional one-year extensions, for management of room rentals at the Muellner Building at Hart Park, consistent with the terms of the December 4, 2024, RFP and the proposal dated January 13, 2025.

By: Financial Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Ernst Franzen

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-7

2. Resolution approving three-year contract with DebtBook, with optional extensions, for hosted debt management software [25-0135](#)

WHEREAS, in February 2023, the Finance Department began using DebtBook for debt management on a trial basis, and is looking to add the “sizing” module and extend the contract with DebtBook for two years beyond the current contract, with two optional one-year extensions, as more particularly described at the meeting of the Financial Affairs Committee on January 21, 2025;

NOW, THEREFORE, BE IT RESOLVED by the Common Council that authorization be granted to the Finance Department to extend the contract with DebtBook for an additional two years beyond the current contract, with two optional one-year extensions, as more particularly described at the meeting of the Financial Affairs Committee on January 21, 2025.

By: Financial Affairs Committee

Recommendation: Approve 7-1

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Ernst Franzen

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

Nay: 1 Makhlouf II

Excused: 2 Lewis, and Phillips
Enactment No: R-25-8

3. Resolution authorizing the use of previous year’s unused levy capacity for the 2025 budget [25-0136](#)

WHEREAS, the Common Council adopted the 2025 budget on November 19, 2024 and the budget assumes \$772,124 in unused levy;

WHEREAS, under Wiis. Stat. 66.0602(3)(f)(3), a majority vote must approve the use of these funds and a vote must be taken as to not lose the capacity to raise the levy;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the use of \$772,124 of levy capacity be used in the 2025 Budget.

By: Financial Affairs Committee

Recommendation: Approve 8-0 (3/4 vote required)

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Ernst Franzen

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-9

- 4. Ratification of Comptroller’s Office bills and claims report, December 17, 2024 through January 28, 2025 [25-0102](#)

RESULT: RATIFIED
MOVER: James Moldenhauer
SECONDER: Ernst Franzen

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

Excused: 2 Lewis, and Phillips

FROM THE BOARD OF PUBLIC WORKS

- 1. Resolution awarding Contract 24-61, DPW Incinerator Building Demolition, to Guelig Waste Removal & Demolition LLC in the amount of \$422,400.00 [25-0137](#)

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 renovations of the deconstruction of the DPW Incinerator Building Demolition under Contract 24-61, bids and proposals were received until 10:01 o’clock in the morning, December 18th, 2024, and therefore publicly opened; and

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

Guelig Waste Removal & Demolition LLC	\$422,400.00
Robinson Brothers Environmental	\$510,000.00
Veit & Company, Inc.	\$541,982.00
HM Brandt LLC	\$555,590.00
New Berlin Grading Inc.	\$719,990.00
RLP Diversified Inc.	\$931,489.00
Brandenburg Industrial Service Company	\$1,394,825.00

WHEREAS, the lowest bid received is from Guelig Waste Removal & Demolition LLC in the amount of \$422,400.00; 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 Guelig Waste Removal & Demolition LLC, for the work of

Contract 24-61, DPW Incinerator Building Demolition at and for their bid price of \$422,400.00.00, 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 4-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-10

- 2. Resolution awarding Contract 25-07, CIP Project 1025, Watertown Plank Road and N. 115th Street Utilities and Paving, to Super Excavators, Inc. in the amount of \$15,320,000.00 [25-0138](#)

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 Watertown Plank Road and N. 115th Street Utilities and Paving under Contract 25-07, Project 1025, bids and proposals were received until 11:01 o'clock in the morning, Thursday, January 16, 2025, and therefore publicly opened; and

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

- Super Excavators, Inc.: \$15,320,000.00
- Vinton Construction Company: \$16,050,694.43
- Zignego: \$16,313,305.54
- Dorner Inc.: \$16,655,028.81
- Globe Contractors, Inc.: \$16,687,136.03

WHEREAS, the lowest bid received is from Super Excavators, Inc. in the amount of \$15,320,000.00; 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 Super Excavators, Inc. for the work of Watertown Plank

Road and N. 115th Street Utilities and Paving at and for their bid price of \$15,320,000.00, 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 4-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Nay: 1 Makhlouf II

Excused: 2 Lewis, and Phillips
Enactment No: R-25-11

- 3. Resolution approving funding agreement with the Milwaukee Metropolitan Sewerage District (MMSD) for Sanitary Sewer Lateral Relay work through the Private Property Infiltration and Inflow Reduction Program on Wisconsin Avenue between N. 68th Street and N. 72nd Street, CIP Project 1025 [25-0139](#)

WHEREAS, the Department of Engineering is seeking to execute a funding agreement with Milwaukee Metropolitan Sewer District (MMSD) for Sanitary Sewer Lateral Relay work as a part of the Private Property Infiltration and Inflow Reduction Program (PPI/I).

WHEREAS, the City of Wauwatosa invests significant funds in sewer sheds within the City to reduce clear water entry into the sanitary sewer system and as part of the 2025 paving project, there would be storm sewer upgrades and replacements of sanitary sewer main, manholes, laterals and watermains;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that approval be granted for the Department of Engineering to execute the Funding Agreement M10005WA04 in the amount of \$296,700.

By: Board of Public Works

Recommendation: Approve 4-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Mike Morgan

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

Excused: 2 Lewis, and Phillips
Enactment No: R-25-12

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items [25-0100](#)

Ald Brannin would like to discuss restrictions on smoke/vape stores within the City of Wauwatosa.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 7:43 PM.