



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, July 28, 2026

7:00 PM

Common 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 7:11 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

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

SPECIAL PRESENTATION

1. Presentation of Mayoral proclamation to the Wauwatosa East High School girls' soccer team

[26-1299](#)

RESULT: INFORMATIONAL ONLY

APPROVAL OF MINUTES

1. Approval of minutes of the June 26, 2026 regular meeting

[26-1329](#)

RESULT: APPROVED

MOVER: Amanda Saso

SECONDER: Ernst Franzen

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

APPOINTMENTS BY THE MAYOR

1. Appointment by Mayor McBride of Mary F Thorson (District 4) as a member of the Wauwatosa Historic Preservation Commission, term ending November 30, 2028. [26-1222](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Ernst Franzen
Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
2. Reappointment by Mayor McBride of Steven Mares (District 7) as a member of the Wauwatosa Board of Public Debt Commission, terms ending April 30, 2029. [26-1322](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Ernst Franzen
Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
3. Reappointment by Mayor McBride of Chantal Bazzoni-Boncher and Frankie Garr (District 7) as a member of the Wauwatosa Tourism Commission, terms ending July 31, 2027. [26-1323](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Ernst Franzen
Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
4. Reappointment by Mayor McBride of Virginia Jones (District 4) as a member of the Wauwatosa Equity and Inclusion Commission, terms ending October 31, 2029. [26-1324](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Ernst Franzen
Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
5. Reappointment by Mayor McBride of Rosemary Fox (District 1) as a member of the Equity and Inclusion Commission, term ending October 31, 2029. [26-1328](#)
RESULT: APPROVED
MOVER: Joe Phillips
SECONDER: Ernst Franzen
Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

6. Confirmation of appointment of Nate Piotrowski to the position of Development Director, effective August 24, 2026 [26-1307](#)

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Ernst Franzen

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim - Adam Livingston [26-1321](#)

RESULT: REFERRED TO CITY ATTORNEY

2. Claim - Brett Truelove [26-1212](#)

RESULT: REFERRED TO CITY ATTORNEY

3. Claim - Brittany Holterman [26-1240](#)

RESULT: REFERRED TO CITY ATTORNEY

4. Claim - Joel Garny [26-1208](#)

RESULT: REFERRED TO CITY ATTORNEY

5. Claim - Tracy Sanchez [26-1327](#)

RESULT: REFERRED TO CITY ATTORNEY

6. Summons and Complaint - Children's Hospital of Wisconsin, Inc., Case No. 2026CV006385 [26-1283](#)

RESULT: REFERRED TO CITY ATTORNEY

7. Summons and Complaint - Children's Hospital of Wisconsin, Inc., Case No. 2026CV006386 [26-1284](#)

RESULT: REFERRED TO CITY ATTORNEY

8. Summons and Complaint - Children's Hospital of Wisconsin, Inc., Case No. 2026CV006387 [26-1285](#)

RESULT: REFERRED TO CITY ATTORNEY

9. Summons and Complaint - TADCO Properties LLC, Case No. 2026CV005977 [26-1213](#)

RESULT: REFERRED TO CITY ATTORNEY

FROM THE COMMITTEE OF THE WHOLE

1. **Resolution directing staff to proceed with design and capital planning for Option 4 for the remodel, expansion, or reconstruction of the Wauwatosa Library and City Hall Complex** [26-1344](#)

Motion by Alder Foley to request the Department of Public Works to report to the Financial Affairs Committee in November of 2026 on progress on the project, and quarterly thereafter, and to authorize City staff to execute an agreement with an architect for site development.

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Indy Stluka

Aye: 10 Brannin, Collins, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

Nay: 1 Dolan

FROM THE PLAN COMMISSION

1. **Resolution approving a Conditional Use Permit to establish an eating establishment with drive-through in the General Commercial and Mayfair Corridor Overlay (C2/MAY) zone at 151 N. Mayfair Road, KP&J Architects & Engineers LLC, applicant** [26-1337](#)

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Joe Phillips

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

2. **Resolution approving a Conditional Use Permit for a bank drive-through in the General Commercial and Planned Unit Development Overlay (C2/PUD) zone at 7501 W. North Avenue, Luther Group LLC, applicant** [26-1338](#)

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Joe Phillips

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

3. **Ordinance amending Zoning Code Sections 24.06.070 SP-RP, Research Park District and 24.07.030 Use Table related to the Milwaukee County Research Park Master Plan implementation** [26-1275](#)

RESULT: ADOPTED

MOVER: Amanda Fuerst

SECONDER: Joe Phillips

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

FROM THE TRANSPORTATION AFFAIRS COMMITTEE

1. **Resolution authorizing a pilot overnight parking permit program** [26-1339](#)

Motion included a request that staff bring back an outline for a hardship permission option to the Transportation Affairs Committee for consideration

RESULT: APPROVED
MOVER: Robin Brannin
SECONDER: Rob Gustafson

Aye: 10 Brannin, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

Nay: 1 Collins

FROM THE GOVERNMENT AFFAIRS COMMITTEE

1. **Resolution approving application for Fireworks User Permit by Padi Kong, Wauwatosa School District, for the property located at 11400 W. Center Street for Tosa West Homecoming on October 2, 2026 from 9:15 PM - 9:40 PM** [26-1311](#)

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

2. **Resolution approving application for Fireworks User Permit by Patrick Spielbauer, Spielbauer Fireworks Company, Inc., for the property located at 1401 N. Swan Boulevard for the Wisconsin Lutheran College homecoming football game on October 10, 2026 from 6:00 PM - 10:00 PM** [26-1312](#)

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

3. **Resolution approving the application for Special Event Permit - Applicant: Maria Panno, Wauwatosa Village Business Improvement District (BID), Event Name: Tosa Fest, Location: State Street, Harwood Avenue, Underwood Avenue, Dates/Time: September 11, 2026 from 5:00 PM - 10:00 PM and September 12, 2026 from 11:00 AM - 10:00 PM** [26-1313](#)

-
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
4. **Resolution approving application for temporary extension of licensed premises by JOFMO LLC, d/b/a Lucky Joe's Alchemy and Eatery, 1427 Underwood Avenue, for Tosa Fest on September 11-12, 2026** [26-1314](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
5. **Resolution approving application for temporary extension of licensed premises by The Village Cheese Shop, 1430 Underwood Avenue, for Tosa Fest on September 11-12, 2026** [26-1315](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
6. **Resolution approving applications for temporary extension of licensed premises by 6930 Bar LLC d/b/a Walter's on North, 6930 W. North Avenue, for events on August 1, 2026 from 12:00 PM to 6:00 PM and September 19, 2026 from 2:00 PM to 9:00 PM** [26-1316](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
7. **Resolution approving application for a new Class "B" Beer and Reserve "Class B" Liquor license by ALM MW, LLC, d/b/a Renaissance Hotel Milwaukee, 2300 N. Mayfair Road, Chantal Bancher - Agent, for the period ending June 30, 2027** [26-1317](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
8. **Resolution granting a new Class "A" Beer and "Class C" Wine license** [26-1318](#)
-

-
- by Lived-in LLC, d/b/a Lived-in, 6528 W. North Avenue, Carly Hurley - Agent, for the period ending June 30, 2027
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
9. **Resolution approving the appeal of the denial of an Operator's License application for Nicole Bence and directing the City Clerk to issue the license** [26-1345](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 9 Brannin, Collins, Dolan, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- Nay:** 2 Fuerst, and Foley
10. **Resolution designating the City's Official Newspaper for the purposes of complying with Chapter 985 of the Wisconsin Statutes** [26-1319](#)
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
11. **Resolution accepting the recommendation of the Government Affairs Committee regarding the District 6 aldermanic vacancy, directing staff to prepare a resolution calling a special election in accordance with Wis. Stat. § 8.50, and initiating the aldermanic selection process** [26-1340](#)
- Amendment to the motion by Alder Franzen to initiate the aldermanic selection committee process.*
- RESULT:** APPROVED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
12. **Ordinance amending Sections 14.28.120 and 14.16.090 of the Wauwatosa Municipal Code related to false alarm fees and the fire prevention code** [26-1320](#)
- RESULT:** ADOPTED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
-

- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- 13. Ordinance amending Sections 7.50.020 and 7.50.040(E) and creating Section 7.50.150 of the Wauwatosa Municipal Code establishing a provision for Temporary Designated Outdoor Refreshment Areas (TDORA) during special events** [26-1341](#)
- RESULT:** ADOPTED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- 14. Ordinance amending various Sections of Chapter 7.50 of the Wauwatosa Municipal Code related to special events** [26-1342](#)
- Amendment to add language to clarify event advanced direct notice notification language in Section 7.50.050(J), and require notices be in writing/physical.*
- RESULT:** ADOPTED
MOVER: Ernst Franzen
SECONDER: Amanda Fuerst
- Aye:** 8 Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, and Stluka
Nay: 3 Brannin, Collins, and Small

FROM THE FINANCIAL AFFAIRS COMMITTEE

- 1. Resolution authorizing a memorandum of understanding with Ducks Unlimited for wetland restoration at Firefly Grove Park** [26-1308](#)
- RESULT:** APPROVED
MOVER: Brad Foley
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- 2. Resolution waiving the competitive bidding process and approving a one-year agreement with Sharp Performance in an amount not to exceed \$30,000** [26-1309](#)
- RESULT:** APPROVED
MOVER: Brad Foley
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- 3. Resolution adopting an Innovation Grant Spending Policy** [26-1310](#)
- RESULT:** APPROVED

- MOVER:** Brad Foley
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
4. Ratification of Comptroller's Office bills and claim report, June 24, 2026 through July 28, 2026 [26-1331](#)
- RESULT:** RATIFIED
MOVER: Brad Foley
SECONDER: Amanda Fuerst
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka

FROM THE BOARD OF PUBLIC WORKS

1. Resolution approving encroachment request for a mulched flower bed within the City right-of-way at 2044 Forest Street [26-1332](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Joe Phillips
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
2. Resolution approving quit claim deed, acceptance of constructed park amenities and adjacent land for park purposes, and an easement agreement with Vista Village Apartments at 7474 Harwood Avenue [26-1333](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Joe Phillips
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
3. Resolution awarding Contract 26-41 / Project 4026, Storm Sewer Spot Improvements, to Globe Contractors, Inc. in the amount of \$187,275.00 and approving a Level III fund transfer in the amount of \$38,115 [26-1334](#)
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: Joe Phillips
- Aye:** 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- Aye:** 10 Brannin, Collins, Fuerst, Foley, Franzen, Gustafson, Phillips, Saso, Small, and Stluka
- Recused:** 1 Dolan

5. Resolution approving final payment for Contract 24-01 / Project 1024, [26-1336](#)
W. Potter Road & N. 109th Street Utilities and Paving, in the amount
of \$26,437.35

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Joe Phillips

Aye: 11 Brannin, Collins, Dolan, Fuerst, Foley, Franzen, Gustafson, Phillips,
Saso, Small, and Stluka

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council Committee Agenda Items [26-1330](#)

*Alder Franzen and Alder Fuerst would like to amend sections of the Municipal Code 2.04.020 related to
aldermanic vacancy*

ADJOURNMENT

Meeting adjourned at 8:57 PM.