



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, February 20, 2024

7:30 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 7:44 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present: 16

Aldersperson District 1 Andrew Meindl
Aldersperson District 1 James Moldenhauer
Aldersperson District 2 Margaret Arney
Aldersperson District 2 John Dubinski
Aldersperson District 3 Joseph Makhlof II
Aldersperson District 3 Robin Brannin
Aldersperson District 4 David Lewis
Aldersperson District 4 Ernst Franzen
Aldersperson District 5 Sean Lowe
Aldersperson District 5 Joel Tilleson
Aldersperson District 6 Council President Meagan O'Reilly
Aldersperson District 6 Joe Phillips
Aldersperson District 7 Mike Morgan
Aldersperson District 7 Amanda Fuerst
Aldersperson District 8 Jason Wilke
Aldersperson District 8 Melissa Dolan

APPROVAL OF MINUTES

1. Approval of minutes of the February 6, 2024 regular meeting

[24-0253](#)

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: David Lewis

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhlof II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

APPOINTMENTS BY THE MAYOR

1. Reappointment by Mayor McBride of Dianne Dagelen (District 4) as a member of the Wauwatosa Senior Commission, term ending April 30, 2026 [24-0178](#)

Recommendation: Second Reading

RESULT: APPROVED

MOVER: Meagan O'Reilly

SECONDER: Joseph Makhoul II

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoul II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

2. Reappointment by Mayor McBride of Jurian Misawa Yee (District 2) as a member of the Wauwatosa Board of Parks and Forestry Commissioners, term ending April 30, 2026 [24-0183](#)

Recommendation: Second Reading

RESULT: APPROVED

MOVER: Meagan O'Reilly

SECONDER: Joseph Makhoul II

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoul II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

3. Reappointment by Mayor McBride of Greg Leahy (District 4) as a member of the Wauwatosa Police and Fire Commission, term ending April 30, 2028 [24-0267](#)

Recommendation: First Reading

RESULT: HELD

4. Appointment by Mayor McBride of Heather Deaton (District 5) as a member of the Wauwatosa Sustainability Committee, term ending December 31, 2026 [24-0288](#)

Recommendation: First Reading

RESULT: HELD

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim - James Gundrum [24-0240](#)

Recommendation: Refer to City Attorney

RESULT: REFERRED TO CITY ATTORNEY

ORDINANCES FOR INTRODUCTION

1. Ordinance amending Sec. 11.32.080 of the Wauwatosa Municipal Code modifying parking restrictions on 89th and 90th Streets south of Wright [24-0243](#)

Street

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

Part I. The introductory portion of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by creating the following subsections:

(ooo) on school days from seven-thirty a.m. to nine a.m. and from two p.m. to four-thirty p.m.

(ppp) on school days or more than one hour between nine a.m. and two p.m.

Part II. The “North 89th Street - west side” portion of the “Schedule of streets, and portions” subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by deleting the following:

“(h) from 119th feet south of Wright to 166 feet south of Wright”

Part III. The “North 89th Street - west side” portion of the “Schedule of streets, and portions” subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by adding the following:

(ooo) from 119 feet south of Wright to 206 feet south of Wright

(ppp) from 119 feet south of Wright to 206 feet south of Wright

(ooo) from 288-feet south of Wright to 348-feet south of Wright

(ppp) from 288-feet south of Wright to 348-feet south of Wright

Part IV. The “North 89th Street - west side” portion of the “Schedule of streets, and portions” subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by amending the following:

(h) from 248 feet south of Wright to 559 feet south of Wright

To read as follows:

(h) from 348 feet south of Wright to 559 feet south of Wright

Part V. The “North 90th Street - east side” portion of the “Schedule of Streets, and portions” subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by deleting the following:

(h) from 205 feet south of Wright to 275 feet south of Wright

Part VI. Wauwatosa Municipal Code Section 11.32.490 is hereby amended by deleting the following:

17. From two hundred seventy five feet south of Wright to three hundred thirty five feet south of Wright.

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

By: Transportation Affairs Committee

Recommendation: Refer to Transportation Affairs Committee

RESULT: REFERRED TO ORIGINATING COMMITTEE

2. Ordinance amending Sec. 11.32.080 of the Wauwatosa Municipal Code [24-0244](#)
modifying parking restrictions on 122nd Street between Garfield
Avenue and North Avenue

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

Part I. The introductory portion of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by creating the following subsection:

(ppp) for more than 15 minutes

Part II. The "North 122nd - east side" portion of the "Schedule of streets, and portions" subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by deleting the following subsections:

(a) From south curbline of W. Garfield Avenue to 67 feet north thereof

and

(t) from 67 feet north of the south curbline of W. Garfield Avenue (extended) to a point 154 feet south of West North Avenue

and

(bb) from 100 feet south of West North Avenue to a point 154 feet south thereof

Part III. The "North 122nd - west side" portion of the "Schedule of streets, and portions" subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by deleting the following subsection:

(l) from W. Garfield Avenue to the alley south of W. North Avenue

Part IV. The "North 122nd - west side" portion of the "Schedule of streets, and portions" subsection of Wauwatosa Municipal Code Section 11.32.080 is hereby amended by adding the following subsections:

(nnn) from the alley south of W. North Avenue to a point 47-feet south thereof

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

By: Transportation Affairs Committee

Recommendation: Refer to Transportation Affairs Committee

RESULT: REFERRED TO ORIGINATING COMMITTEE

3. Ordinance amending Sec. 2.29 of the Wauwatosa Municipal Code relative to membership of the Sustainability Committee [24-0247](#)

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

Part I. Subsection of 2.29.010 A. of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

- A. There is hereby created a committee to be known as the Wauwatosa Sustainability Committee to include:
1. Not fewer than seven nor more than eleven citizen members, who shall be residents of Wauwatosa, to be selected at large by the mayor and subject to confirmation by majority vote of the common council, being selected so as to provide a broad range of expertise of energy, recycling or sustainability issues; and
 2. One member who shall be a member of the common council, appointed biannually by the mayor, to be a liaison and voting member of the committee;

Part II. Subsection 2.29.020 B. of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

- B. Terms shall expire at the end of each calendar year. If a member should leave the committee before the end of their term, the mayor may appoint a replacement to serve out the remainder of the term.

Part III. Section 2.29.040 of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

The sustainability committee shall provide an annual update to a standing committee designated by the Common Council or the City Clerk in the first half of each calendar year, unless scheduled otherwise by the Common Council.

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

By: Community Affairs Committee

Recommendation: Refer to Community Affairs Committee

RESULT: REFERRED TO ORIGINATING COMMITTEE

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use Permit to expand a children's detention and correctional facility at the Vel Philips Youth & Family Justice Center located at 10201 Watertown Plank Road in the Special Purpose - Medical Center (SP-MED) District, Corey Lapworth, Continuum Architects, applicant on behalf of Milwaukee County

[24-0215](#)

WHEREAS Corey Lapworth, Continuum Architects, applied for a Conditional Use Permit in the Special Purpose - Medical Center (SP-MED) District at 10201 Watertown Plank Road to expand a children's detention and correctional facility at the Vel Philips Youth & Family Justice Center located, 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 Corey Lapworth, Continuum Architects, subject to:

1. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
2. Site plans, stormwater management and construction staging are subject to approval by the Engineering Division prior to building permit issuance.
3. For any building project in excess of \$100,000, the sanitary sewer lateral is required to be replaced or repaired if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.
4. Conducting a fire flow test and submitting fire flow calculations to Engineering Division prior to building permit issuance. Engineering must review and approve of any proposed hydrant testing in advance of scheduling any test.
5. Site plans must meet all requirements pertaining to landscaping and screening in zoning code Chapter 24.12.
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.

By: Plan Commission

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Andrew Meindl

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoul II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-028

2. Resolution approving a Conditional Use Permit in the Neighborhood/Village Trade Commercial and North Avenue Overlay (C1/NOR) zone at 6410 W. North Avenue for a wine shop and wine bar, Jonathan Blechman, applicant

[24-0216](#)

WHEREAS Jonathan Blechman, applied for a Conditional Use Permit in the C1/North Avenue Overlay District at 6410 W. North Avenue for a drinking establishment, 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 Jonathan Blechman, subject to:

1. Hours of operation Monday & Wednesday, 12:00 pm to 8:00 pm; Tuesday, closed; Thursday & Friday, 12:00 pm to 9:00 pm; Saturday, 11:00 am to 9:00 pm; and Sunday from 11:00 am to 6:00 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. For existing buildings, any building project in excess of \$100,000 is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.
4. If a trash dumpster is located outside, it must be screened from view of streets and all abutting lots according to the requirements outlined in City Code 24.12.040.
5. 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.
6. Obtaining other required licenses, permits, and approvals.

By: Plan Commission

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Andrew Meindl

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-029

FROM THE GOVERNMENT AFFAIRS COMMITTEE

1. Resolution approving parameters for 2024 candidate forum for Alderperson and Mayor to be hosted and sponsored at City Hall by the Wauwatosa West Allis Chamber of Commerce [24-0241](#)

BE IT RESOLVED THAT appropriate City officials are hereby authorized and directed to support the Wauwatosa West Allis Chamber of Commerce in hosting and facilitating a forum for 2024 candidates for the offices of Mayor and Alderpersons for the City of Wauwatosa, to be held in the Common Council Chambers inside Wauwatosa City Hall at 6:30 p.m. on Thursday, March 7, 2024, with informal follow-up portions of the event to be held in Council Chambers and nearby spaces as necessary; and

BE IT FURTHER RESOLVED THAT the conduct and format of the event shall be as follows:

1. The event will be hosted by the Wauwatosa West Allis Chamber of Commerce ("Chamber"), to be facilitated by that organization's Board President, or such other person designated by the Chamber, who will introduce the event and the event format, including a statement about the Chamber's neutral political intention in hosting the event. The chamber representative shall explain at the beginning of the mayoral portion of the forum the method by which questions were drafted and selected for the event.
2. Each candidate for the office for Alderperson will be able to give a two-minute statement about why they are seeking office. Candidates who are unable to attend in person shall be permitted to submit a video statement for replay at the time of the event.
3. Each Alderperson who is unopposed will have an opportunity to present or surrender their time to the Mayoral debate for additional questions.
4. Each candidate for Mayor will be able to give a two-minute statement about why they are seeking office.
5. Each Alderperson, except those seeking the office of Mayor, will submit two questions for the Mayoral candidates. The topics of the questions shall focus on the areas of responsibility of each of the four Common Council standing committees. Each Alderperson submitting questions shall identify the committee/topic area of the questions they submit.
6. For the Mayoral portion of the forum, each candidate shall answer eight questions, two from each category. The candidates shall have two minutes to answer each question. The candidates will alternate responding first and second and the candidate to answer the first question first will be selected by a coin flip. Mayoral candidates will each answer the same questions.
7. During any timed statements, the moderator will provide a 15-second warning signal to the candidate in a manner which does not interrupt the answer, such as by holding up a sign.
8. All candidates will be invited to remain after the formal program for questions from voters.
9. After the formal portion of the event concludes, members of the public can approach individual candidates for office to speak with them or ask questions in a one-on-one

format. Additional City Hall spaces will be utilized for this purpose should the Common Council Chambers not provide sufficient space.

The city will record the event using the existing AV technology in the Council Chambers and provide a link to watch the formal portion of the event (numbers 1 to 7, above) until the election.

By: Government Affairs Committee

Recommendation: Approve 6-0

Motion by Ald Fuerst, seconded by Ald Makhoulf, to amend #2 of the resolution to add "Candidates who are unable to attend in person shall be permitted to submit a video statement for replay at the time of the event." Motion carried 16-0.

Motion by Ald Meindl, seconded by Ald Makhoulf, to amend #1 of the resolution to add "The chamber representative shall explain at the beginning of the mayoral portion of the forum the method by which questions were drafted and selected for the event." Motion carried 16-0.

RESULT: APPROVED AS AMENDED

MOVER: Margaret Arney

SECONDER: Amanda Fuerst

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-030

2. Resolution approving a change of Agent for the Class "B" beer and Reserve "Class B" liquor license for Tosa Hotel, LLC d/b/a Residence Inn by Marriott Milwaukee West, 1300 Discovery Parkway to Dianne Heuvelmans

[24-0242](#)

WHEREAS, Tosa Hotel, LLC d/b/a Residence Inn by Marriott Milwaukee West, 1300 Discovery Parkway, has appointed Dianne Heuvelmans, as successor agent for the Class "B" beer and Reserve "Class B" liquor license for the period ending June 30, 2024; and

WHEREAS, Dianne Heuvelmans meets the qualifications pursuant to Wis. Stat. 125.04(5).

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

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa hereby approves the appointment of Dianne Heuvelmans as Successor Agent for the Class "B" beer and Reserve "Class B" liquor license issued to Tosa Hotel, LLC d/b/a Residence Inn by Marriott Milwaukee West, 1300 Discovery Parkway, for the license period ending June 30, 2024.

By: Government Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Margaret Arney

SECONDER: Joseph Makhoul II

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoul II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan
Enactment No: R-24-031

FROM THE COMMUNITY AFFAIRS COMMITTEE

1. Resolution proclaiming May 12, 2024 as World Migratory Bird Day in the City of Wauwatosa [24-0245](#)

WHEREAS, migratory birds are some of the most beautiful and easily observed wildlife that share our communities; and

WHEREAS, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring; and

WHEREAS, these migrant species also play an important economic role in our community, controlling insect pests and generating million in recreational dollars statewide; and

WHEREAS, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; and

WHEREAS, public awareness and concern are crucial components of migratory bird conservation; and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations; and

WHEREAS, since 1993, World Migratory Bird Day (formerly international Migratory Bird Day) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S.; and

WHEREAS, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun; and

WHEREAS, while WMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants; and

WHEREAS, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also to call to action.

NOW THEREFORE BE IT RESOLVED THAT, we the Common Council of the City of Wauwatosa, do hereby proclaim Saturday, May 12, 2024 as World Migratory Bird Day in the City of Wauwatosa, and does urge all citizens to celebrate this observance and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

By: Community Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Jason Wilke

SECONDER: Ernst Franzen

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-032

FROM THE FINANCIAL AFFAIRS COMMITTEE

1. Resolution authorizing continuation of self-insurance of Worker's Compensation program

[24-0248](#)

WHEREAS, the City of Wauwatosa is a qualified political subdivision of the State of Wisconsin; and

WHEREAS, the Wisconsin Worker's Compensation Act (Act) provides that employers covered by the Act either insure their liability with worker's compensation insurance carriers authorized to do business in Wisconsin, or to be exempted (self-insured) from insuring liabilities with a carrier and thereby assuming the responsibility for its own worker's compensation risk and payment; and

WHEREAS, the State and its political subdivisions may self-insure worker's compensation without a special order from the Department of Workforce Development (Department) if they agree to report faithfully all compensable injuries and agree to comply with the Act and rules of the Department; and

WHEREAS, the Committee on Financial Affairs, at its February 13, 2024, meeting, approved the continuation of the self-insured worker's compensation program, in compliance with Wisconsin Administrative Code DWD 80.60(3);

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wauwatosa does ordain as follows:

(1) The City of Wauwatosa shall provide for the continuation of a self-insured worker's compensation program that is currently in effect.

(2) The City of Wauwatosa shall authorize the Wauwatosa Human Resources Department to forward certified copies of this resolution to the Worker's Compensation Division, Wisconsin

Department of Workforce Development.

By: Financial Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Amanda Fuerst

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-033

2. Resolution authorizing contracts with the Wisconsin Department of Transportation and Kapur and Associates regarding the design of the Wisconsin Avenue Multi-Use path and the Street Light Conversion Project

[24-0249](#)

BE IT RESOLVED THAT appropriate City officials are hereby authorized to execute a three-party design engineering service contract between the Wisconsin Department of Transportation, Kapur and Associates, and the City of Wauwatosa; and a two-party contract with the City of Wauwatosa and Kapur and Associates for the design of the Wauwatosa Avenue Multi-Use path (CIP#2309) and the Street Light Conversion Project (CIP #2403) with substantially the same content and format as that presented to the Committee on Financial Affairs at its meeting of February 13, 2024.

By: Financial Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Amanda Fuerst

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-034

3. Resolution approving a long-term Lease Agreement for certain portions of the Hart Park Mueller Building and a Memorandum of Understanding regarding loan terms between the City of Wauwatosa and the Wauwatosa Curling Club

[24-0251](#)

BE IT RESOLVED THAT Appropriate City officials are hereby authorized to a long-term Lease Agreement for certain portions of the Hart Park Mueller Building and a Memorandum of Understanding regarding loan issuance terms between the City of Wauwatosa and the Wauwatosa Curling Club with substantially the same content and format as that presented to the Committee of Financial Affairs at its meeting of February 13, 2024.

By: Financial Affairs Committee

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Amanda Fuerst

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan
Enactment No: R-24-035

4. Ratification of Comptroller's Office bills and claims report, February 7 through February 20, 2024 [24-0254](#)

RESULT: RATIFIED

MOVER: James Moldenhauer

SECONDER: Amanda Fuerst

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

FROM THE BOARD OF PUBLIC WORKS

1. Resolution approving prequalified vendors to perform minor and or emergency repairs for plumbing, electrical, HVAC and elevator maintenance [24-0266](#)

BE IT RESOLVED by the Common Council of the City of Wauwatosa that the firms who applied for the RFP be approved for prequalification to provide minor and/or emergency repairs for plumbing, electrical, HVAC, and elevator maintenance through December 31, 2026, and that city staff be authorized to contract with each of the prequalified firms based on price, convenience and availability at the submitted rates for projects not exceeding a value of \$25,000.00; and

BE IT FURTHER RESOLVED THAT staff are authorized to accept and add to the list any vendors seeking prequalification and submitting acceptable documentation prior to December 31, 2026; and

BE IT FINALLY RESOLVED THAT for prequalified vendors meeting which are certified Disadvantaged Business Enterprises (DBE) vendors, staff are authorized to contract from this list in an amount up to \$30,000 per project without further council authorization.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: John Dubinski

SECONDER: Mike Morgan

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan
Enactment No: R-24-036

2. Resolution awarding contract 24-60, Muellner Building Renovation to Duffek Construction, LLC in the amount of \$ 2,841,678.00 [24-0262](#)

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 Muellner Building at Hart Park under Contract 24-60/Project 8036, bids and proposals were received until 11:01 o'clock in the morning, February 14th, 2024, and therefore publicly opened; and

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

Duffek Construction, LLC	\$ 2,841,678.00
JH Findorff & Son Inc.	\$ 3,123,213.00

WHEREAS, the lowest bid received is from Duffek Construction, LLC in the amount of \$2,841,678.00; 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 Duffek Construction, LLC, for the work of Contract 24-60, Muellner Building Renovation at and for their bid price of \$2,841,678.00, this being the lowest and best bid; and

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: John Dubinski
SECONDER: Mike Morgan

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan
Enactment No: R-24-037

3. Resolution approving final payment for Contract 21-08 / Project 1021 & 1104A - N. 68th Street Reconstruction [24-0263](#)

WHEREAS, the Board of Public Works has accepted the work of the 2021 Street and Utility project and work incidental thereto in the City of Wauwatosa under Contract 21-08/ Project 1021 & 1104 N. 68th Street Reconstruction and the same is ready -for final payment.

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

Section 1. That the work of the 2021 Streets Improvements project and work incidental thereto in the City of Wauwatosa under Contract 21-08 / Project 1021 and 1104A - N. 68th Street by State Contractors, Inc. is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of \$88,340.12 made payable to State Contractors, Inc. as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: John Dubinski

SECONDER: Mike Morgan

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan

Enactment No: R-24-038

4. Resolution approving final payment for Contract 23-24 / Project 1623 - 2023 Pavement Repair and Spot Improvements [24-0264](#)

WHEREAS, the Board of Public Works has accepted the work of the 2023 Pavement Repair and Spot Improvement project and work incidental thereto in the City of Wauwatosa under Contract 23-24/ Pavement Repair and Spot Improvements and the same is ready -for final payment.

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

Section 1. That the work of the 2023 Pavement Repair and Spot Improvement project and work incidental thereto in the City of Wauwatosa under Contract 23-24 by LaLonde Contractors, Inc. is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of \$11,226.25 made payable to LaLonde Contractors, Inc. as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: John Dubinski

SECONDER: Mike Morgan

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan
Enactment No: R-24-039

5. Resolution accepting and placing on file the 2023 Annual Report of the Board of Public Works [24-0265](#)

BE IT RESOLVED THAT the 2023 annual Report of the Board of Public Works is hereby accepted by the Common Council and is placed on file.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: John Dubinski

SECONDER: Mike Morgan

Aye: 16 Meindl, Moldenhauer, Arney, Dubinski, Makhoulf II, Brannin, Lewis, Franzen, Lowe, Tilleson, O'Reilly, Phillips, Morgan, Fuerst, Wilke, and Dolan
Enactment No: R-24-040

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items [24-0255](#)

No new items.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 8:02 PM.