



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, April 22, 2025

7:00 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 7:02 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present: 16 Alderperson District 8 Council President Jason Wilke
Alderperson District 2 Margaret Arney
Alderperson District 3 Robin Brannin
Alderperson District 6 Aletha Champine
Alderperson District 4 David Lewis
Alderperson District 2 Brad Foley
Alderperson District 4 Ernst Franzen
Alderperson District 3 Joseph Makhoul II
Alderperson District 5 Rob Gustafson
Alderperson District 5 Sean Lowe
Alderperson District 1 James Moldenhauer
Alderperson District 6 Joe Phillips
Alderperson District 7 Mike Morgan
Alderperson District 7 Amanda Fuerst
Alderperson District 8 Melissa Dolan
Mayor Dennis McBride

Excused: 1 Alderperson District 1 Andrew Meindl

Ald Arney entered at 7:21 PM. Ald Moldenhauer entered at 7:22 PM.

SPECIAL PRESENTATION

1. Presentation of proclamation by Mayor McBride to the Wauwatosa West boys basketball team for winning the State Division 2 championship [25-0672](#)
RESULT: INFORMATIONAL ONLY
 2. Presentation of proclamation by Mayor McBride to the Wauwatosa East [25-0673](#)
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and Wauwatosa West "We, the People" teams for their recent competition in Washington, D.C.

RESULT: INFORMATIONAL ONLY

APPROVAL OF MINUTES

1. Approval of minutes of the March 18, 2025 regular meeting [25-0669](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: David Lewis

Aye: 13 Wilke, Brannin, Champine, Lewis, Foley, Franzen, Makhoulf II, Gustafson, Lowe, Phillips, Morgan, Fuerst, and Dolan

Excused: 3 Arney, Meindl, and Moldenhauer

PUBLIC HEARING

1. Public hearing for a Conditional Use Permit in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) zone at 6519 W. North Avenue to expand an existing eating and drinking establishment, Devin Eichler, Crafty Cow Tosa LLC, applicant [25-0497](#)

Planning and Zoning Manager Tammy Szudy and applicant Devin Eichler presented.

Public hearing opened at 7:24 PM.

No one spoke for or against.

Public hearing closed at 7:25 PM.

RESULT: INFORMATIONAL ONLY

2. Public hearing for a Conditional Use Permit in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) zone at 6410 W. North Avenue to allow an outdoor seating area for an existing wine shop and wine bar, Jonathan Blechman, Pipsqueak Wine, applicant [25-0499](#)

Planning and Zoning Manager Tammy Szudy and applicant Jonathan Blechman presented.

Public hearing opened at 7:27 PM.

Joe Galbraith, 7506 Melrose Ave. - Spoke in favor.

Public hearing closed at 7:29 PM.

RESULT: INFORMATIONAL ONLY

3. Public hearing for a Conditional Use Permit in the Light Industrial and Heavy Industrial (M1 & M2) zones at 11800 W. Burleigh Street to allow general warehousing & storage, Krys Roslanowski, Harley-Davidson.com, applicant [25-0501](#)

Planning and Zoning Manager Tammy Szudy and applicant Krysl Roslanowski presented.

Public hearing opened at 7:31 PM.

No one spoke for or against.

Public hearing closed at 7:32 PM.

RESULT: INFORMATIONAL ONLY

APPOINTMENTS BY THE MAYOR

1. Reappointment by Mayor McBride of Kiara Caldwell (District 5) as a member of the Wauwatosa Board of Parks and Forestry Commissioners, term ending April 30, 2028 [25-0511](#)

RESULT: APPROVED
MOVER: Mike Morgan
SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
 2. Reappointment by Mayor McBride of Patricia Stone (District 3) of the Wauwatosa Board of Zoning Appeals, term ending April 30, 2028 [25-0513](#)

RESULT: APPROVED
MOVER: Mike Morgan
SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
 3. Reappointment by Mayor McBride of Thomas Stacey (District 7) as a member of the Wauwatosa Design Review Board, term ending June 30, 2027 [25-0558](#)

RESULT: APPROVED
MOVER: Mike Morgan
SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
 4. Reappointment by Mayor McBride of Mary Nelson (District 1) as a member of the Wauwatosa Library Board, term ending June 30, 2028 [25-0557](#)

RESULT: APPROVED
MOVER: Mike Morgan
SECONDER: Robin Brannin
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Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

APPLICATIONS, COMMUNICATIONS, ETC.

- 1. Claim - Michael Sparacino [25-0553](#)

Recommendation: Refer to City Attorney

RESULT: REFERRED TO CITY ATTORNEY

FROM THE GOVERNMENT AFFAIRS COMMITTEE

- 1. Resolution approving applications for Special Event Permit and temporary extension of licensed premises by Noelle Brede, Jackson’s Blue Ribbon Pub, Event Name: Jackson Fest, Date/Time: June 7, 2025 from 6:00 PM - 11:00 PM, Location: 11302 W. Blue Mound Road [25-0646](#)

WHEREAS, Noelle Brede, of Jackson's Blue Ribbon Pub, 11302 W. Blue Mound Road, Wauwatosa, WI, has requested a temporary extension of its “Class B” liquor license to include the parking lot of the business on June 7, 2025;

NOW, THEREFORE, BE IT RESOLVED THAT the licensed premises of Jackson's Blue Ribbon Pub, 11302 W. Blue Mound Road, be extended to include the parking lot on June 7, 2025 for JacksonFest with the following conditions:

- 1. Live music end at 10:30 p.m. and patrons shall be off of the outdoor area by 11:00 p.m.;
- 2. Neighbors to be notified in writing two weeks prior to the event occurring;
- 3. A direct contact number for a manager at Jackson’s Blue Ribbon Pub be provided to the neighbors, Police Department and Aldermanic representatives;
- 4. All trash to be removed from the neighborhood after the event;
- 5. Applicant shall meet the requirements of and follow directions provided by the City of Wauwatosa Health, Police, Fire and Public Works Departments; and
- 6. Applicant shall provide final plans which shall be subject to approval by applicable departments in advance of the festival dates.

By: Government Affairs Committee

Recommendation: Approve 8-0

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Margaret Arney

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

Enactment No: R-25-45

FROM THE FINANCIAL AFFAIRS COMMITTEE

1. Resolution approving a three-year contract with Rave Mobile Safety for a mass notification system, in the amount of \$13,770 per year, for a total amount of \$41,310 [25-0641](#)

WHEREAS, the City of Wauwatosa utilizes the Rave Mobile Safety program to communicate both emergency and operation communications across multiple departments and supports several elements in the City's strategic plan, and a new three year agreement is needed;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that proper city officials are authorized into a three year contract with Rave in the amount of \$13,700 per year for three years.

By: Financial Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

Enactment No: R-25-46

2. Resolution approving a contract with Midwest Sealcoat, LLC for the installation of six pickleball courts at Hart Park [25-0642](#)

WHEREAS, included in the 2025 Capital Improvement Budget was the conversion of two existing tennis courts to six dedicated pickleball courts at Hart Park;

WHEREAS, a Request for Proposals (RFP) was issued for this work and six proposals were received and after review, the city wants to select Midwest Sealcoat, LLC, to complete this project;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa that proper city officials be authorized to enter into a contract with Midwest Sealcoat, LLC, in the amount of \$51,000 for the installation of six pickleball courts at Hart Park.

By: Financial Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
Enactment No: R-25-47

- 3. Resolution approving an amendment to the professional services agreement with MSA, in the amount of \$400,000, for continued stormwater modeling and preliminary engineering analysis of the Schoonmaker Creek Watershed, CIP Project 3005 [25-0643](#)

WHEREAS, the City of Wauwatosa entered into a professional services agreement with MSA to complete a detailed analysis to address flooding in the Schoonmaker Creek Watershed in 2023;

WHEREAS, the City and MSA have worked with the Milwaukee Metropolitan Sewage District to develop a scope of services for the next phase of work related to Schoonmaker Creek and the city is recommending an amendment to MSA’s current contract to finalize the effort in the next 9-12 months;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that funds from Project 3005 be used to for the revision of the contract with MSA by authorization of the additional work at a cost of up to \$400,000 for a new total contract amount of \$850,000.00.

By: Financial Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
Enactment No: R-25-48

- 4. Resolution approving an amendment to the professional services agreement with raSmith related to the Watertown Plank Road and N. 115th Street Utilities & Paving project, CIP Project 1025, providing for a net increase of \$151,245 [25-0644](#)

WHEREAS, the City of Wauwatosa entered into a contract with raSmith following the passage of resolution R24-052 and since the inception of work, there are significant changes that need to be addressed and budgeted for; and

WHEREAS, the total net increase in costs for the proposed amendments is \$151,245, as more particularly described in the memorandum from the Assistant City Engineer presented to the Financial Affairs Committee at its meeting of April 15, 2025;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa that the changes to the professional services contract with raSmith in a net amount of \$151,245, as more thoroughly outlined at the April 15, 2025 meeting of the Financial Affairs Committee, are hereby approved.

By: Financial Affairs Committee

Recommendation: Approve 6-1

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

Aye: 14 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Nay: 1 Makhlouf II

Excused: 1 Meindl
Enactment No: R-25-49

- 5. Resolution approving a contract with Prism Technical for the creation and monitoring of a Procurement Equity Participation Plan (Participation Plan) for the Mandel Group’s Harlow and Hem multi-unit residential proposal, in an amount not to exceed \$86,937.00 [25-0645](#)

WHEREAS, the City of Wauwatosa approved a financing term sheet with Harlow and Hem that would help fund a 157 unit apartment complex and included as part of the contract is a clause to hire Disadvantaged Business Enterprises for 25% of the construction work and Prism Technical responded to the Request for Proposal for creation and monitoring of such plan;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the City of Wauwatosa is hereby authorized to enter into a contract with Prism Technical to monitor the workforce hiring and retention of employees with the Mandel Group’s Harlow and Hem residential proposal.

By: Financial Affairs Committee

Recommendation: Approve 6-1

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

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

Nay: 2 Makhlouf II, and Fuerst

Excused: 1 Meindl

Enactment No: R-25-50

6. Ratification of Comptroller's Office bills and claims report, March 19 through April 22, 2025 [25-0670](#)

RESULT: RATIFIED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

FROM THE BOARD OF PUBLIC WORKS

1. Resolution approving encroachment by Stephen Meer of The Sigma Group Inc. on behalf of Wangard Partners to install four deep groundwater monitoring wells within Hart Park east of River Parkway and within the 6400 block of River Parkway [25-0647](#)

WHEREAS, an application has been made to the Common Council of the City of Wauwatosa (hereinafter "City") by Stephen Meer on behalf of Wangard Partners (hereinafter "the Applicant") to encroach upon City property, to install four deep groundwater monitoring wells within Hart Park east of the River Parkway and within the public right of way in the 6400 block of River Parkway; and

WHEREAS, the Common Council of the City of Wauwatosa is willing to grant to said Applicant a privilege for the aforesaid encroachment subject to the execution of an Indenture to the City of Wauwatosa;

NOW, THEREFORE, BE IT RESOLVED THAT in consideration of the granting of said privilege by the Common Council of the City of Wauwatosa to said Applicant and the Applicant's acceptance of said privilege, the Applicant does hereby covenant unto the City of Wauwatosa as follows:

Applicant shall execute a hold harmless/encroachment agreement (Indenture) in favor of the City.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlouf II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

Enactment No: R-25-51

2. Resolution awarding Contract 25-11 / Project 1025, 2025 Alley Reconstruction to Milwaukee General Construction in the amount of \$199,542.00 [25-0649](#)

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 Contract 25-11 / Project 1025, 2025 Alley Reconstruction, bids and proposals were received at the City Hall until 11:01 o'clock in the fore noon Wednesday, April 9, 2025 and thereafter publicly opened; and

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

Milwaukee General Construction	\$199,542.00
DC Burbach Inc.	\$205,378.25
LaLonde Contractors, Inc.	\$228,278.10
All-Ways Contractors, Inc.	\$237,393.30
Vinton Construction Company	\$286,454.25

WHEREAS, the lowest responsible bid received is from Milwaukee General Construction;

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 Milwaukee General Construction for the work of Contract 25-11/ Project 1025 2025 Alley Reconstruction to Milwaukee General Construction at and for their bid price of \$199,542.00 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: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

Enactment No: R-25-52

- 3. Resolution approving a Change Order for Contract 24-61, DPW Incinerator Building Demolition [25-0653](#)

WHEREAS, the Board of Public Works is requesting a change order to Contract 24-61, to complete the demolition of the incinerator building at the City Garage site and to remove remaining asbestos;

WHEREAS, the estimated total cost of the scope changes within Change Order is \$70,000;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that a change order for additional work to remove asbestos be approved as part of Contract 24-61.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
Enactment No: R-25-53

4. Resolution approving the Final Payment for Contract 21-55 Blanchard [25-0662](#)
Street Pumping Station Modifications

WHEREAS, the Board of Public Works has accepted the work of Midwest General and Mechanical Contractors on Contract 21-55, Project 5101, and work incidental thereto in the City of Wauwatosa under Contract 21-55 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 Mechanical Contractors under Contract 21-55, Project 5101, is hereby accepted; and

Section 3. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of \$81,290.25 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: Melissa Dolan

SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

Enactment No: R-25-54

5. Resolution approving the Final Payment for Contract 23-19 2023 Sidewalk Repair Program [25-0663](#)

WHEREAS, the Board of Public Works has accepted the work of Milwaukee General Construction Company and work incidental thereto in the City of Wauwatosa under Contract 23-19/Project 2023 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 Milwaukee General Construction Company, Inc. under Contract 23-19/Project 2023 is hereby accepted; and

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 \$162,616.45 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: Melissa Dolan

SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl

Enactment No: R-25-55

6. Resolution approving the Final Payment for Contract 23-30 Wauwatosa Bike Share III [25-0664](#)

WHEREAS, the Board of Public Works has accepted the work of Zenith Tech Inc., and work incidental thereto in the City of Wauwatosa under Contract 23-30 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 Zenith Tech Inc., under Contract 23-30 is hereby accepted; and

Section 3. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of \$33,550.75 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: Melissa Dolan

SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
Enactment No: R-25-56

- 7. Resolution approving the Final Payment for Contract 24-11 2024 Alley Reconstruction [25-0665](#)

WHEREAS, the Board of Public Works has accepted the work of LaLonde Contractors, Inc., and work incidental thereto in the City of Wauwatosa under Contract 24-11, 2024 Alley 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 LaLonde Contractors, Inc. under Contract 24-11 is hereby accepted; and

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 \$8, 578.12 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: Melissa Dolan

SECONDER: Robin Brannin

Aye: 15 Wilke, Arney, Brannin, Champine, Lewis, Foley, Franzen, Makhlof II, Gustafson, Lowe, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Excused: 1 Meindl
Enactment No: R-25-57

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items

[25-0671](#)

No new items.

RESULT: INFORMATIONAL ONLY

ANNUAL REPORT

1. Development Department Annual Report

[25-0417](#)

Presentation by Development Director Mark Hammond, Planning and Zoning Manager Tammy Szudy, Building & Safety Manager Stefanie Escobedo, Housing and CDBG Manager Karl Schreiber, and Economic Development Manager Jen Ferguson.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 8:06 PM.