



Wauwatosa, WI

Common Council

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, February 25, 2025

6:45 PM

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

Regular Meeting

CALL TO ORDER

Mayor Dennis McBride called the meeting to order at 6:46 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present: 13 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 Makhlouf II
Alderperson District 5 Rob Gustafson
Alderperson District 1 Andrew Meindl
Alderperson District 1 James Moldenhauer
Alderperson District 6 Joe Phillips
Alderperson District 7 Amanda Fuerst
Alderperson District 8 Melissa Dolan
Excused: 2 Alderperson District 4 David Lewis
Alderperson District 5 Sean Lowe
Remote: 1 Alderperson District 7 Mike Morgan

APPROVAL OF MINUTES

1. Approval of minutes of the January 28, 2025 regular meeting

[25-0292](#)

RESULT: APPROVED
MOVER: Ernst Franzen
SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe

2. Approval of minutes of the February 11, 2025 regular meeting [25-0293](#)

RESULT: APPROVED

MOVER: Ernst Franzen

SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe

PUBLIC HEARING

1. Public Hearing for a Conditional Use Permit in the General Commercial (C2) zone at 10636 W. Blue Mound Road to allow site modifications and convenience store expansion to an existing gas station, Emad Nadi, ETN Engineering, applicant [25-0169](#)

Planning and Zoning Manager Tammy Szudy and applicant Ron Issleb presented.

Public hearing opened at 6:57 PM.

No one spoke for or against.

Public hearing closed at 6:58 PM.

RESULT: INFORMATIONAL ONLY

APPOINTMENTS BY THE MAYOR

1. Reappointment by Mayor McBride of Danielle Basil-Long (District 6) as a member of the Wauwatosa Police and Fire Commission, term ending April 30, 2030 [25-0176](#)

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Joseph Makhlouf II

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

Excused: 2 Lewis, and Lowe

2. Reappointment by Mayor McBride of Tom Ertel (District 1) as a member of the Wauwatosa Board of Parks and Forestry Commissioners, term ending April 30, 2028 [25-0182](#)

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Joseph Makhlouf II

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

Excused: 2 Lewis, and Lowe

3. Appointment by Mayor McBride of Kevin Robertson (District 2) as a member of the Wauwatosa Board of Health, term ending January 1, 2030 [25-0213](#)
- RESULT:** APPROVED
MOVER: Amanda Fuerst
SECONDER: Joseph Makhlouf II
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Lowe
4. Reappointment by Mayor McBride of Dain Maddox (District 3) as a member of the Wauwatosa Senior Commission, term ending April 30, 2028 [25-0214](#)
- RESULT:** APPROVED
MOVER: Amanda Fuerst
SECONDER: Joseph Makhlouf II
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Lowe
5. Appointment by Mayor McBride of Laura Christenson-Nix as a member of the Village of Wauwatosa Business Improvement District, term ending December 31, 2026 [25-0300](#)
- RESULT:** APPROVED
MOVER: Amanda Fuerst
SECONDER: Joseph Makhlouf II
- Aye:** 14 Wilke, Arney, Brannin, Champine, Foley, Franzen, Makhlouf II, Gustafson, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan
- Excused:** 2 Lewis, and Lowe

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claim for Unlawful Tax - Froedtert Memorial Lutheran Hospital, Inc. - Tax Key No. 381-1014-000 [25-0173](#)
- Recommendation:* Refer to City Attorney
- RESULT:** REFERRED TO CITY ATTORNEY
2. Claim for Unlawful Tax - Froedtert Thedacare Health, Inc. - Tax Key No. 409-0059-002 [25-0174](#)
- Recommendation:* Refer to City Attorney
- RESULT:** REFERRED TO CITY ATTORNEY
3. Claim for Unlawful Tax - Ascension SE Wisconsin Hospital, Inc. - Parcel No. 4119976007 [25-0175](#)

Recommendation: Refer to City Attorney

RESULT: REFERRED TO CITY ATTORNEY

FROM THE PLAN COMMISSION

- 1. Resolution approving a Land Division via Certified Survey Map at 8100 W. Chestnut Street, Jim Walsh, applicant [25-0273](#)

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin that permission be and the same is hereby granted to Jim Walsh for a Land Division via Certified Survey Map at 8100 W. Chestnut Street. The parcel location is described as follows:

PART OF LOT 3, PART OF LOT 4, PART OF LOT 6 AND PART OF LOT 7 IN BLOCK 1 OF L.L. GRIDLEY'S SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

All in accordance with the application attached hereto and made a part of this resolution, in compliance with Section 17.02.070 of the Code of the City of Wauwatosa, and subject to the following conditions:

- 1. Any technical corrections as identified by the Register of Deeds.
- 2. Per State Statute 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.

By: Plan Commission

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-14

- 2. Resolution approving a Conditional Use Permit in the Neighborhood/Village Trade (C1) zone at 7601 Harwood Avenue to allow second-hand merchandise sales, Danielle Linn, applicant [25-0274](#)

WHEREAS, Danielle Linn applied for a Conditional Use Permit in the Neighborhood/Village Trade (C1) zone at 7601 Harwood Avenue to allow second-hand merchandise sales, 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 Danielle Linn subject to:

1. Hours of operation 8:00 am to 10:00 pm daily.
2. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
3. 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.
4. Obtaining other required licenses, permits, and approvals.

By: Plan Commission

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-15

3. Ordinance amending Subsection 24.08.040 Q. of the Wauwatosa Municipal Code to allow tattooing and body art establishments within commercial zoning districts [25-0275](#)

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

Part I. Subsection 24.08.040 Q. of the Wauwatosa Municipal Code of Ordinances is hereby amended to read in its entirety as follows:

Personal Improvement Service. Informational, instructional, personal improvement and similar services. Typical uses include hair salons, barber shops, beauty shops, nail salons, tattooing and body art establishments, yoga or dance studios, personal training services, driving schools and martial arts studios. Health clubs are classified as "sports and recreation, participant."

Part II. This ordinance shall become effective on and after its dates of passage and publication.

By: Plan Commission

Recommendation: Approve 7-0

RESULT: ADOPTED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

Aye: 12 Arney, Brannin, Champine, Franzen, Makhlouf II, Gustafson, Meindl, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Nay: 2 Wilke, and Foley

Excused: 2 Lewis, and Lowe
Enactment No: O-25-3

- 4. Ordinance amending Section 24.01.050 of the Wauwatosa Municipal Code adopting the 2045 Comprehensive Plan [25-0276](#)

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

Part I: Section 24.01.050 of the Wauwatosa Municipal Code is hereby amended to read as follows:

The document titled *Tosa Tomorrow 2045 Comprehensive Plan*, containing the required maps and elements, is hereby adopted as the Comprehensive Plan of the City of Wauwatosa pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes and as the Master Plan pursuant to Section 62.23(3) of the Wisconsin Statutes. The document, as certified in its current form, shall be available for review at the Development Department, on the City’s website, and in the office of the City Clerk.

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

By: Plan Commission

Recommendation: Approve 7-0

RESULT: ADOPTED

MOVER: Joe Phillips

SECONDER: Amanda Fuerst

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

Nay: 2 Makhlouf II, and Meindl

Excused: 2 Lewis, and Lowe
Enactment No: O-25-4

FROM THE COMMUNITY AFFAIRS COMMITTEE

- 1. Ordinance creating Chapter 8.16 of the Wauwatosa Municipal Code related to regulation of Tattoo/Body Art Facilities in Wauwatosa [25-0281](#)

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

Part I. Chapter 8.16 of the Wauwatosa Municipal Code is hereby created to read as follows:

CHAPTER 8.16 REGULATION OF TATTOOING AND BODY ART

Section 8.16.010 State Statutes and Administrative Rules adopted.

The provisions of Wisconsin State Statutes Chapter 463 - Body Art and Tanning Facilities, and Wisconsin Administrative Code Chapter SPS 221 Tattooing and Body Piercing, as those chapters may be amended in the future, are hereby adopted and made a part of this code as though fully set forth herein, for the purpose of regulating and licensing such establishments by the City of Wauwatosa, as an agent of the State of Wisconsin, as provided by Sec. 463.16, Wisconsin Statutes.

Part II. This ordinance shall become effective on and after its dates of passage and publication.

By: Community Affairs Committee

Recommendation: Adopt 4-1

RESULT: ADOPTED

MOVER: Amanda Fuerst

SECONDER: Robin Brannin

Aye: 12 Wilke, Arney, Brannin, Champine, Franzen, Makhlouf II, Gustafson, Meindl, Moldenhauer, Phillips, Morgan, and Fuerst

Nay: 2 Foley, and Dolan

Excused: 2 Lewis, and Lowe
Enactment No: O-25-5

- 2. Ordinance amending Subsection 24.17.010 D.2. of the Wauwatosa Municipal Code relative to the composition of the Historic Preservation Commission [25-0322](#)

Part I. Wauwatosa Code Subsection 24.17.010 D.2. is hereby amended to read in its entirety as follows:

Composition. The historic preservation commission consists of seven (7) members, one (1) of whom must be an alderperson, one of whom shall be the Executive Director of the Wauwatosa Historical Society or that person’s designee, and five (5) of whom must be residents. Upon initial appointment of the Executive Director, as described above, the commission shall temporarily have eight (8) members until such time as the next subsequent resident member’s current term expires.

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

By: Community Affairs Committee

Recommendation: Adopt 5-0

Motion included an amendment to change "citizen(s)" to "resident(s)" throughout the ordinance.

RESULT: ADOPTED AS AMENDED

MOVER: Amanda Fuerst

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Lowe
Enactment No: O-25-6

3. Resolution approving a Final Planned Unit Development approval extension for Le Bon Vivant, 74th Street/Wright Street, Chris Geiger, Brian Randall, Amundsen Davis LLC, on behalf of Cardinal Capital Management, applicant [25-0277](#)

WHEREAS, Brian Randall, Amundsen Davis LLC, on behalf of Cardinal Capital Management, requested a Planned Unit Development final plan approval extension for Le Bon Vivant, 74th Street/Wright Street;

WHEREAS, this request was reviewed and recommended by the Community Affairs Committee and the Planned Unit Development extension was determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby approves another one-year extension, expiring January 25, 2026, for the Final Planned Unit Development for the property located at 74th Street/Wright Street.

By: Community Affairs Committee

Recommendation: Approve 5-0

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-16

4. Resolution approving a Minor Planned Unit Development amendment at 8220 Harwood Avenue for a building addition, Justine Sieber, Plunkett Raysich Architects, applicant [25-0278](#)

WHEREAS, Justine Sieber, Plunkett Raysich Architects, applied for a Planned Unit Development Minor Amendment at 8220 Harwood Avenue for a building addition;

WHEREAS, this request was reviewed and recommended by the Community Affairs Committee and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health,

safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa, Wisconsin hereby grants approval to Justine Sieber, Plunkett Raysich Architects, subject to:

1. Owner to provide detailed cost of any changes to the site. If property owner claims ‘property tax exemption’ they must file the state prescribed for (PR-230) by statutory deadline be compliant with bi-annual filing of the state form PC-220. Filing the PR-230 does not guarantee exemption, must qualify under statutory requirements. Additionally, if there are any changes to use or occupancy owner must contact Assessor’s office immediately.
2. If the project exceeds \$100,000, the project 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.
3. Addressing all comments as listed above from the Engineering and Building Departments.
4. Obtaining other required licenses, permits, and approvals.

By: Community Affairs Committee

Recommendation: Approve 5-0

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-17

5. Resolution approving Planned Unit Development (PUD) final plans at [25-0279](#) 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460, 7462, and 7470 Blanchard Street, Nicholas Allen, Continuum Architects, on behalf of Mandel Group, applicant

WHEREAS, Nicholas Allen, Continuum Architects, on behalf of Mandel Group, applied for Planned Unit Development final plans at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460, 7462, and 7470 Blanchard Street for a multi-unit residential development (Harlow & Hem); and,

WHEREAS, this request was reviewed and recommended by the Community Affairs Committee and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Unit Development final plans approval to Nicholas Allen, Continuum Architects, on behalf of Mandel Group, subject to:

1. Filing CSM prior to building permit issuance.
2. Providing detailed costs of any alterations and/or new construction as well as income and expense information as requested by the Assessor's office.
3. Compliance with outstanding conditions in the Public Works and Engineering comment sections of the Community Affairs Committee July 9, 2024 staff report.
4. In the event the landowner fails to commence development shown on the final development plan within 12 months after final approval has been granted, then such final approval will lapse and be of no further effect unless the time period is extended by the common council upon written application by the landowner.
5. Obtaining all necessary approvals, licenses, and permits.

By: Community Affairs Committee

Recommendation: Approve 4-1

RESULT: APPROVED

MOVER: Amanda Fuerst

SECONDER: Robin Brannin

Aye: 10 Wilke, Brannin, Champine, Franzen, Gustafson, Moldenhauer, Phillips, Morgan, Fuerst, and Dolan

Nay: 4 Arney, Foley, Makhlouf II, and Meindl

Excused: 2 Lewis, and Lowe
Enactment No: R-25-18

6. Ordinance amending Sections 15.10.010, 15.10.015, and 15.10.050 and Subsection 15.10.020 A. and creating Section 15.10.013 of the Wauwatosa Municipal Code to specify design approval processes for new single-family and two-family housing structures [25-0280](#)

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

Part I. Section 15.10.010 of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

- A. "Nonresidential structure" means structures other than one- and two-family residential properties.
- B. No building permit for any nonresidential structure for which a building permit is required shall be issued unless it has received the approval of the design review board. except that historically designated commercial structures or those located at historic sites or within historic districts shall be subject to design review by the historic preservation commission as described in Subsection 24.17.010 D.8. of this Wauwatosa Municipal Code.
- C. The design review board shall consider the exterior architectural appeal, the site location and proposed location of the structure on the building site, the landscaping, topography and whether the structure to be altered or constructed shall be so similar to, or so at variance from, other structures already constructed or under construction in the immediate neighborhood of the applicable district if, in the board's opinion, it causes a substantial depreciation in the property value of the neighborhood within

the applicable district.

Part II. Section 15.10.013 of the Wauwatosa Municipal Code is hereby created to read in its entirety as follows:

- A. "Building, new" is defined in 15.04.020
- B. No building permit for any new single-family or two-family residential construction for which a building permit is required shall be issued unless it has received the approval of the design review board, except that historically designated commercial structures or those located at historic sites or within historic districts shall be subject to design review by the historic preservation commission as described in Subsection 24.17.010 D.8. of this Wauwatosa Municipal Code.
- C. The design review board shall consider the exterior architectural appeal, the site location and proposed location of the structure on the building site, the landscaping, topography and whether the structure to be altered or constructed shall be so similar to, or so at variance from, other structures already constructed or under construction in the immediate neighborhood of the applicable district if, in the board's opinion, it causes a substantial depreciation in the property value of the neighborhood within the applicable district.

Part III. Section 15.10.015 of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

15.10.15 Residential Alterations, Additions, Accessory Dwelling Units and Garages

- A. Alterations/remodel, additions & garages is defined in 15.04.020
- B. An Accessory Dwelling Unit is defined in 24.18.020
- C. No building permit for any residential structure for which a building permit is required shall be issued unless it has received administrative approval, except that historically designated residential structures or those located at historic sites or within historic districts shall be subject to design review by the historic preservation commission as described in Subsection 24.17.010 D.8. of this Wauwatosa Municipal Code.
- D. Administrative Approval. Administrative approval of one- and two-family projects that require a building permit shall be performed by the development director or designated representative. Staff shall consider the exterior architectural appeal, the site location and proposed location of the structure on the building site, the landscaping, topography and whether the structure to be altered or constructed shall be so similar to, or so at variance from, other structures already constructed or under construction in the immediate neighborhood of the applicable district if, in staff's opinion, it causes a substantial depreciation in the property value of the neighborhood within the applicable district.

Part IV. Subsection 15.10.020 A. of the Wauwatosa Municipal Code is hereby amended to read as follows:

- A. Structure. There shall be a board called the "Design Review Board." The design review board shall review and determine approval for all nonresidential districts, all bus shelters not in the public right-of-way, and any new single-family or two-family residential construction with power to approve or deny plans for construction of, or addition to, such buildings or structures.

Part V. Section 15.10.050 of the Wauwatosa Municipal Code of the Wauwatosa Municipal Code is hereby amended to read as follows:

- A. Following a review before the design review board, any person who is aggrieved may file an appeal with the board of zoning appeals in accordance with the

provisions of subsection 24.17.010 C. of this code.

B. A request for review of a decision of the development director or designated representative shall be filed with the Design Review Board within ten calendar days of such decision, who shall consider the same factors described in that subsection in determining whether to uphold or overturn the decision of the manager.

C. Any aggrieved person who chooses to have a decision under this section reviewed may appeal the decision to the board of zoning appeals in accordance with the provisions of subsection 24.17.010 C. of this code.

Part VI. This ordinance shall become effective on and after its dates of passage and publication.

By: Community Affairs Committee

Recommendation: Adopt 5-0

RESULT: ADOPTED

MOVER: Amanda Fuerst

SECONDER: Robin Brannin

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

Excused: 2 Lewis, and Lowe
Enactment No: O-25-7

FROM THE FINANCIAL AFFAIRS COMMITTEE

- 1. Resolution authorizing a two-year contract with Social Pinpoint to provide an online community engagement platform [25-0285](#)

WHEREAS, the City of Wauwatosa utilizes Social Pinpoint, an online engagement platform, to communicate about significant city projects;

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wauwatosa that the appropriate city staff are hereby authorized to enter into a two-year contract with Social Pinpoint in the amount of \$6,497 for the first year and \$6,822 for the second year of the subscription.

By: Financial Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-19

- 2. Resolution amending the Burleigh Triangle Phase 2 Term Sheet and TID #7 Budget Amendment [25-0288](#)

WHEREAS, the City and the HSA previously agreed to terms for development of the Whole Foods retail building and other parcels which included an incentive payment based upon future residential development; and

WHEREAS due to changing financial conditions the Developer has requested advance payment of the proposed incentive in the total amount of \$2,320,000 in order to retire a portion of its outstanding debt with a private bank from this development; and

WHEREAS, in exchange for this advance payment, Developer has agreed to forego an additional incentive which was anticipated to total \$369,400; and

WHEREAS, city staff have recommended making a payment of \$2,320,000 to Burleigh 45 LLC in exchange for elimination of the potential additional incentive of up to \$369,400;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the Phase 2 terms for the development in TID #7 be amended to include the proposed Phase 3 development incentive being paid immediately, while foregoing the obligation for the future incentive as described above and as more thoroughly described in the memo to the Financial Affairs Committee dated February 11, 2025; and

BE IT FURTHER RESOLVED THAT the budget for TID #7 is hereby amended accordingly.

By: Financial Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED
MOVER: James Moldenhauer
SECONDER: Joe Phillips

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

Nay: 2 Makhlouf II, and Meindl

Excused: 2 Lewis, and Lowe
 Enactment No: R-25-20

- 3. Resolution approving the use of Hart Park Senior Center restricted funds for additional Muellner Building furnishings in an amount not to exceed \$15,000.00 [25-0286](#)

WHEREAS, the Hart Park Senior Center requested additional furnishing to enhance the use of the Senior Center following the Muellner Building remodel and funds are being requested from the Hart Park Senior Center restricted fund;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of

Wauwatosa that \$15,000 from the Hart Park Senior Center restricted fund be allocated for use for the Hart Park Senior Center in order to provide additional furnishing to enhance the use of the Senior Center.

By: Financial Affairs Committee

Recommendation: Approve 7-0

RESULT: APPROVED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-21

4. Resolution approving 2024 Operating Budget carryovers [25-0287](#)

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT an amendment to the 2025 budget to reflect the general fund operating carryovers from the 2024 budget, as more particularly described by the Finance Director in the memorandum and attached tables presented at the February 11, 2025 meeting of the Committee on Financial Affairs, and summarized in the table attached, is hereby approved.

By: Financial Affairs Committee

Recommendation: Approve 7-0

Motion included an amendment to include a carryover in the amount of \$7,100 for the Senior Commission.

RESULT: APPROVED AS AMENDED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-22

5. Ratification of Comptroller's Office bills and claims report, January 29 through February 25, 2025 [25-0294](#)

RESULT: RATIFIED

MOVER: James Moldenhauer

SECONDER: Joe Phillips

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

Excused: 2 Lewis, and Lowe

FROM THE BOARD OF PUBLIC WORKS

- 1. Resolution awarding contracts for emulsion and street patching to various approved vendors based upon price, convenience and availability, for the Spring/Summer 2025 repair season [25-0319](#)

WHEREAS, the Department of Public Works advertised for bids on emulsion and street patching materials for the 2025 spring/summer repair season and received four bids in response to the request;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the purchasing department award bids to each of the responding vendors based upon price, convenience and availability.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-23

- 2. Resolution awarding contracts for the spring/summer concrete repair season to various approved vendors on an as-needed basis, for a two-year period, beginning April 1, 2025 through March 31, 2027 [25-0320](#)

WHEREAS, the City of Wauwatosa regularly bids out for ready-mix concrete for the Department of Public Works and the City requested pricing from seven local vendors and received four bids for April 1, 2025 through March 31, 2027;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wauwatosa award to each responding vendor on an “as needed basis”, based upon price, convenience and availability.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe

Enactment No: R-25-24

- 3. Resolution approving an amendment to the lease with Crown Castle for antenna space on Hart Park Monopole [25-0323](#)

WHEREAS, the City of Wauwatosa entered into a 5 year lease agreement with five 5-year extensions beginning in 2003 with Crown Castle, the lessee of the monopole at Hart Park and they are requesting a modification to the lease terms or they will not renew their lease with the City of Wauwatosa in 2028;

WHEREAS, the lessee is helping fund the parks budget and there is no longer a cell phone antenna on the tower so they have no income stream to pay the lease payment;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the City amend the terms of the lease agreement with Crown Castle to include a 50% revenue agreement.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe

Enactment No: R-25-25

- 4. Resolution approving final payment for Contract 24-55 Burleigh Water Tower Rehabilitation [25-0325](#)

WHEREAS, O&J Coatings completed the work at the 2024 Burleigh Water Tower Rehabilitation project under Contract 24-55/Project 5109;

WHEREAS, the final contract amount was \$981,000 and the bid was \$986,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa that the final payment of \$158,300.00 be submitted to O&J Contractors and that the project was completed in a manner satisfactory to the City of Wauwatosa and recommend acceptance of the same by the Board of Public Works.

By: Board of Public Works

Recommendation: Approve 6-0

RESULT: APPROVED

MOVER: Melissa Dolan

SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-26

5. Resolution accepting and placing on file the 2024 Annual Report of the Board of Public Works [25-0326](#)

BE IT RESOLVED THAT the 2024 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: Melissa Dolan

SECONDER: Brad Foley

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

Excused: 2 Lewis, and Lowe
Enactment No: R-25-27

FUTURE COUNCIL COMMITTEE AGENDA ITEMS

1. Future Council committee agenda items [25-0295](#)

Ald Arney would like to have a discussion on the definition of "affordable housing" and related metrics. Ald Franzen would like to have a discussion on a possible code of decorum.

RESULT: INFORMATIONAL ONLY

MISCELLANEOUS BUSINESS

1. Discussion related to proposal for shared services with Fire Department in a neighboring community [25-0324](#)

The Council may move to convene into closed session for this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Council may reconvene into open session to consider the balance of the agenda.

Motion by Ald Moldenhauer, seconded by Ald Gustafson, to convene into closed session for this matter pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Motion carried 14-0. The Council meeting will adjourn from closed session.

Discussion occurred in closed session. No action was taken.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned at 9:35 PM.