



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting – Monday, February 1, 2010 – 8:30 a.m.

PRESENT: Mr. Braier, Finance Dir.; Mr. Kesner, City Atty.; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir.; Mr. Wheaton, Chief Bldg. Official -5

ALSO W. Kappel, Dir. of Public Works; W. Wehrley, City Eng.;

PRESENT: J. Wojcehowicz, Water Supt.; Chief D. Redman, Fire Dept.

Mr. Kesner as Chair called the meeting to order at 8:30 a.m.

The Chair requested any additions or corrections to the minutes of the previous meeting.

Moved by Mr. Wheaton, seconded by Ms. Welch to accept the minutes as printed. Ayes: 5

Lease of Spaces in N. 72nd Street Municipal Lot. Mr. Kappel reported that he and the Community Development Director met with Leon Krueger of Snap Fitness, 7212 W. North Avenue, to discuss alternatives to nighttime on-street parking should the business become a 24-hour operation. A request to operate on a 24/7 basis was held by the Plan Commission pending resolution of the parking issue. Mr. Kappel noted that the city currently does lease spaces in some other lots and recommended allowing the use of up to three parking spaces in the municipal lot at N. 72nd Street and W. North Avenue.

Leon Krueger, 2104 MacArthur Road, Waukesha, operator of Snap Fitness, said that this would be a good resolution to the parking question.

Ms. Welch agreed that this is a good solution for a business that wants to operate outside of normal hours but does not have its own parking. Although she does not want to encourage 24-hour operations along North Avenue, she noted that the Snap Fitness request is being considered because of its unique offerings and indications of support from the neighborhood.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the lease of up to three parking spaces in the 72nd Street municipal lot to Snap Fitness contingent upon approval by the Plan Commission and Common Council of 24-hour operation. Ayes: 5

Chancery Restaurant Parking Lot Alteration. Mr. Wheaton reported that a small attendant structure has been placed on the Chancery Restaurant parking lot located east of the restaurant building at 7615 W. State Street. It does not comply with the approved parking lot plan and there is also some concern about the appearance of the structure itself in that it does not reflect Village aesthetics.

Bob Fredrickson, 1117 Kavanaugh Place, representing the Chancery, explained that there have been issues with use of the parking lot since other restaurants have opened in the Village. Although they had always been rather lenient, they are now trying to monitor parking by using an on-site attendant. They would be willing to change the structure in any way deemed suitable and could limit its use to winter when the attendant needs shelter. It is not permanently anchored and was, in fact, tipped over once.

The Chair asked how the change would affect the parking lot plan in terms of green space and pervious surface. Mr. Wehrley displayed a drawing of the parking lot as approved in 1978, pointing out that the structure is on an existing planting area. He said that the layout would not be approved under today's codes.

Ms. Welch said that her chief concerns are aesthetics, setting a precedent, and the fact that it is covering green space that overall is less than would currently be required. She would prefer removal during summer and use of a better-looking temporary structure.

Upon discussion, Board members concurred with asking Mr. Fredrickson to consult with the Village BID (Business Improvement District) for input on the appearance, the question of removal after winter once the ground thaws, and more securely anchoring the structure. Mr. Fredrickson was reminded to contact Digger's Hotline prior to installing any anchoring devices.

Moved by Mr. Welch, seconded by Mr. Wheaton to hold this matter for one month pending input from the Village Business Improvement District. Ayes: 5

Contract 10-51 Interior and Exterior Painting of Alice Street Water Reservoir – Plans and Specifications. Mr. Wojcehowicz, Water Superintendent, reported that the Alice Street reservoir was last painted in 1993. It will be sand blasted, primed and painted, both interior and exterior. In an effort to achieve better pricing, there is some flexibility in the time window.

Board Resolution

WHEREAS, It is the sense of the Board of Public Works of the City of Wauwatosa that it is necessary to paint the interior and exterior of the Alice Street Water Reservoir and work incidental thereto under Contract 10-51;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Public Works of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the plans and specifications and form of contract and bond, together with the contract documents submitted therewith for furnishing all labor, material and equipment for Contract 10-51 Interior and Exterior Painting of the Alice Street Reservoir and work incidental thereto, be and the same are hereby approved.

Section 2. That the work is intended to begin during the 2010 construction season in the City of Wauwatosa, all in accordance with said plans and specifications.

Section 3. That the work is to be let to the lowest responsible bidder following competitive bidding therefor.

Section 4. That the City Clerk be and she is hereby authorized and instructed to advertise for bids for Contract 10-51 on February 11 and February 18, 2010, bids are to be opened on February 25, 2010, and to provide in so doing that bids may be submitted with a contract and bond, with sureties, as prescribed by the form furnished, complete with the exception of the signatures on the part of the City.

Moved by Ms. Ledesma, seconded by Ms. Welch to approve the foregoing. Ayes: 5

Contract 10-52 Burleigh Street Water Main Relay – Plans and Specifications. Mr. Wojcehowicz, Water Superintendent, reported that this project will be done prior to paving of Burleigh Street this year. The utility will work with the City of Milwaukee to coordinate work on a section of less than a block that is in Milwaukee.

Board Resolution

WHEREAS, It is the sense of the Board of Public Works of the City of Wauwatosa that it is necessary to construct a waterman relay in W. Burleigh Street from N. 105th Street to N. Menomonee River Parkway and work incidental thereto under Contract 10-52;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Public Works of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the plans and specifications and form of contract and bond, together with the contract documents submitted therewith for furnishing all labor, material and equipment for Contract 10-52 Waterman Relay and work incidental thereto, be and the same are hereby approved.

Section 2. That the work is intended to begin during the 2010 construction season in the City of Wauwatosa, all in accordance with said plans and specifications.

Section 3. That the work is to be let to the lowest responsible bidder following competitive bidding therefor.

Section 4. That the City Clerk be and she is hereby authorized and instructed to advertise for bids for Contract 10-52 on February 11 and February 18, 2010, bids are to be opened on February 25, 2010, and to provide in so doing that bids may be submitted with a contract and bond, with sureties, as prescribed by the form furnished, complete with the exception of the signatures on the part of the City.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the foregoing. Ayes: 5

Contract 09-75 Fire Station #1 and Administrative Offices – Change Order #12. Jack Blume of Zimmerman Architectural Studios reported that Change Order #12 to Contract 09-75 adds back a solar hot water system, which had not been accepted as an alternate. Upon review of a revised proposal from J.P. Cullen & Sons, Inc. and elimination of a glycol fill system, they are recommending adding this system at a cost of \$47,941.00.

Board Resolution

BE IT RESOLVED, By the Board of Public Works of the City of Wauwatosa, Wisconsin that the proper City Officers be and they are hereby authorized and directed to issue City orders in favor of the contractor listed below in the amount listed in the column headed "Amount" as partial payment for work completed as indicated on the attached Exhibit pursuant to the terms of the contract noted.

<u>Contractor</u>	<u>Change Order No.</u>	<u>Contract No.</u>	<u>Amount</u>
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J.P. Cullen & Sons, Inc. RQ #12 Solar Hot Water System added back to project, with Alternate #1 accepted to exclude the Glycol Fill System	12	09-75 Fire Station #1 and Administrative Offices	\$47,941.00
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Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the foregoing. Ayes: 5

Contract 09-75 Fire Station #1 and Administrative Offices – Partial Payment #7. Jack Blume of Zimmermann Architectural Studios reported that the project is approximately 51% complete. Almost all of the concrete masonry has been installed as well as some roof joists. Brick and stone installation will begin this week. He recommended approval of the partial payment.

Board Resolution

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<u>Contractor</u>	<u>Payment No.</u>	<u>Contract No.</u>	<u>Amount</u>
J.P. Cullen & Sons, Inc.	7	09-75 Fire Station #1 and Administrative Offices	\$397,300.52

Moved by Mr. Wheaton, seconded by Ms. Welch to approve the foregoing. Ayes: 5

Appeal of Snow Removal Charges – 10101 W. Capitol Drive. The Board reviewed an appeal by Ed Wilbert, Truck and Auto Elegance, and Betty Lubotsky, property owner/trustee, of a \$615 city charge for sidewalk snow removal on December 15, 2009.

Mr. Kappel reported that there were two previous violations by the same owner in 2007. He provided photos showing that the sidewalk had not been cleared at all prior to city action. He felt that this is a property management issue and said that the city should be reimbursed for work performed.

Ed Wilbert, Truck and Auto Elegance, 22180 Watertown Road, Waukesha, appeared on behalf of the property owner Betty Lubotsky. He said that he purchased the snow removal business in June 2009 and at the time of the first snowstorm did not have a contract to plow this property, which the former owner had plowed in the past. He was contacted by Scott Judson of Judson and Associates while snow was falling on December 9. He sent a plow to the site but was not aware that the sidewalk as well as the parking lot had to be cleared until talking to the former business owner and hearing from Ms. Lubotsky about the city invoice. By the time of the next snowfall on December 22, he had a signed contract and took care of everything. Mr. Wilbert said that he was unaware of previous violations and will definitely take care of this going forward.

Mr. Wheaton stated that he would be reluctant to modify the charge given that the same owner had violations in the past. Ms. Welch commented that taxpayers would be picking up costs that the city incurred because the property owner did not make adequate provisions.

Moved by Mr. Wheaton, seconded by Ms. Welch to deny the appeal. Ayes: 5

Use of Civic Center Parking Lot for MMSD Household Hazardous Waste Collection. Mr. Kappel reported that the Milwaukee Metropolitan Sewerage District (MMSD) would like to host a household hazardous waste collection day in the civic center parking lot on Saturday, September 11, 2010. The annual event has been very successful here, last year drawing 549 residents and over 13 tons of material.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to recommend to Council execution of a lease agreement with MMSD for use of the civic center parking lot on September 11, 2010 for household hazardous waste collection. Ayes: 5

Use of Civic Center Parking Lot for Crime Stoppers Shredding Event. Mr. Kappel reported that the Wauwatosa Crime Stoppers organization would again like to use the southwest corner of the civic center parking lot for a “Prevent Identity Theft” shredding event on Saturday, September 25, 2010. Although held simultaneously last year, Crime Stoppers prefers to conduct this event separately from the MMSD household hazardous waste collection.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to approve the requested use of the civic center parking lot. Ayes: 5

Variance Request for Temporary Signage at Furniture Clearance Center, 8901 W. North Avenue. The Chair announced that this matter will be addressed by the Sign Appeals Board.

Partial Payments and Contract Updates. Mr. Wehrley reported that there is no current activity under public works contracts.

Board Resolution

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<u>Contractor</u>	<u>Payment No.</u>	<u>Contract No.</u>	<u>Amount</u>
Wisconsin Department of Transportation	3	07-29 (State ID No. 2030-01) Mayfair Mall South Driveway Relocation	\$ 602.60
C.W. Purpero, Inc.	12	08-02 State Street Repaving	\$ 42,023.03
D.C. Burbach, Inc.	4	09-6 Street Repaving	\$ 24,651.34
Wanasek Corp.	2	09-25 Hart Park Parking Lot	\$ 23,972.92
Rawson Contractors, Inc.	4	09-03 Sanitary Sewer and Storm Sewer Relay, Repair, Extension and Relining	\$ 3,453.00

Snorek Construction, Inc. 4 09-19 Concrete Sidewalk Repair \$ 700.00

Moved by Mr. Wheaton, seconded by Ms. Welch to approve the foregoing. Ayes: 5

The meeting adjourned at 9:00 a.m.

Secretary to the Board

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