



CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917 - Fax: (414) 479-8989
<http://www.wauwatosa.net>

BOARD OF PUBLIC WORKS

Regular Meeting – Monday, May 3, 2010 – 8:30 a.m.

PRESENT: Mr. Kesner, City Atty.; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir.;
Mr. Wheaton, Chief Bldg. Official -4

ABSENT: Mr. Braier

ALSO W. Kappel, Public Works Dir.; R. Kelly, Street Design Eng.;
PRESENT: S. Presnal, Plumbing Insp.; Chief D. Redman, Fire Dept.

Mr. Kesner in the Chair called the meeting to order at 8:32 a.m.

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

Moved by Mr. Wheaton, seconded by Ms. Ledesma to accept the
minutes as printed. Ayes: 4

Appeal of Special Assessment for Sidewalks at 2720 Wauwatosa Avenue. Held from the previous meeting, discussion continued on the appeal by Paul F. Klemens, 2720 Wauwatosa Avenue, of a portion of a special assessment for 2009 sidewalk replacement. Mr. Klemens felt that replacement of a sidewalk slab adjacent to the alley north of his home was unnecessary and also was concerned about the quality of the cement finish on that slab. He indicated that he would be satisfied if the cost of that slab was removed from his assessment.

Mr. Kelly, Street Design Engineer, reported that the cost of the subject slab was \$123.38. It was replaced in order to get the proper pitch at that location. The City of Milwaukee was notified of the problem with the finish. Ms. Welch requested follow-up to be sure the issue is addressed.

Moved by Ms. Welch, seconded by Mr. Wheaton to reduce the
pending special assessment bill for 2720 Wauwatosa Avenue by
\$123.38. Ayes: 4

Request for Drive Approach/Parking Slab – 2154 N. 61st Street. Darrin L. Ferguson, Jr., 2154 N. 61st Street, outlined his request for authorization to install a drive approach and parking slab in front of his home. He presented a photo, aerial view, and survey of the property. He intends to first install the drive approach, then add a parking space, and, when financially feasible, remove the front porch in order to install a proper driveway. The porch projects from the main foundation of the home by about seven feet. Removing that seven feet and relocating the front steps would provide sufficient room for a driveway.

Mr. Wheaton noted that parking slabs are not permitted in front yards and asked for a timeline on installing a full driveway. Mr. Ferguson estimated that the work could be done over a two-three-year period.

Mr. Kelly said that the approach could not be done by itself; it must lead to something. After conferring with Mr. Ferguson and referring to the survey, it was agreed that there would be about 14 feet along the side of the house after the porch is removed or reduced in size. Ms. Welch noted that the distance from the sidewalk to the front of the house is only about 25 feet without taking the front steps into account. Normally, a parking slab would need 17-18 feet. It does not benefit the city to allow paving of front yards for parking, she commented. Technically, the house is non-compliant, as likely are others in this area.

The Chair supported approving a driveway with a two-year sunset, which would provide an opportunity to install it fully without approving an interim parking slab.

Moved by Mr. Wheaton, seconded by Ms. Welch to approve a driveway at 2154 N. 61st Street, such approval having a sunset not in excess of two years from this date (May 3, 2010), with the approach meeting proper engineering criteria and regulations. Ayes: 4

Variance Request - Discharge into Sanitary Sewer at 7358 Harwood Avenue. The Board reviewed a request by Robert R. Bednarski, 7358 Harwood Avenue, for a variance from requirements relating to storm water discharge from foundation drains into the sanitary sewer.

Mr. Presnal, Plumbing Inspector, reported that the property has an existing gray water system for the building drain in the basement. Such systems handle water from laundry and floor drains, usually running to a collector or sump that pumps it to the lawn. Over the years, that system here has been discharging into the sanitary sewer. In the process of renovations, the owner recently tied the kitchen sink into the system. A Palmer valve connecting drain tiles and subsurface drains is now intermixing clear water and the sanitary system together and pumping all to the sanitary sewer. City orders were issued to disconnect the clear water system from the sanitary sewer.

Mr. Bednarski said that the kitchen drain was connected to the grey water system, but he plans to connect it to the sanitary system. Nothing is actually draining from the kitchen at this time since it is not in use.

Mr. Presnal said that Mr. Bednarski's plumber has indicated that there is insufficient pitch to tie the kitchen sink into the sanitary system. Mr. Kappel reported that the City Engineer believes that a small pump would be necessary because of the pitch. He believes it would be the least costly solution.

Ms. Welch said that this would not address current city efforts to reduce the amount of clear water going into our sewer systems. She would accept it as regulatory solution but would encourage the homeowner to look into separating those systems.

Mr. Wheaton said that, although he recognizes the applicant's concerns, he would not support allowing him to convert back to the previous conditions involving the foundation drain.

Possible alternatives were discussed. Mr. Presnal said removing laundry tub drainage would make this a clear water system that could pump onto the lawn. Right now laundry water and clear water are being intermixed. Clear water that already goes to the sump pump would discharge to the lawn. The laundry tub could use the same pump that is needed for the kitchen sink.

The Chair concurred with disconnection of sanitary components from the clear water system and subsequent rerouting of clear water that is also going to the sanitary system. It was noted, however, that this would not preclude future orders should the Council enact a citywide policy to address storm water issues.

Moved by Mr. Wheaton, seconded by Ms. Welch to place the

variance request on file without prejudice and refund the fee with the understanding that the homeowner will comply with the plumbing code, as discussed, within the next 30 days. Ayes: 4

Use of Village Pocket Park for Neighborhood Plant Exchange. Heather Albinger of the Wauwatosa Village Neighborhood Association, requested authorization to use the Village pocket park at Harwood and Wauwatosa Avenues on May 16, 2010, from 2-4 p.m. to host a neighborhood plant exchange. Mr. Kappel said that this formalizes a use that has taken place in the past, and he had no objections.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to authorize the Wauwatosa Village Neighborhood Association to use the Village pocket park for a neighborhood plant exchange on May 16, 2010, from 2-4 p.m.

Contract 10-18 Aggregate Sealcoating – Award of Bid. Mr. Kappel reported that the lowest of two bids on Contract 10-18 was submitted by Fahrner Asphalt Sealers, Inc. in the amount of \$148,950.00. The engineer's estimate was \$131,670.00, and the available budget is \$133,783.36. Mr. Kappel recommended award to Fahrner Asphalt at their unit bid prices with the quantities of work reduced by change order to arrive at a total contract amount of \$133,783.36

Moved by Mr. Wheaton, seconded by Ms. Welch to recommend to Council award of Contract 10-18 to Fahrner Asphalt Sealers, Inc., in the adjusted amount of \$133,783.36. Ayes: 4

Contract 10-19 Concrete Sidewalk Repair – Award of Bid. Mr. Kappel reported that Venske Concrete & Construction, LLC, submitted the lowest of five bids on Contract 10-19. The engineer's estimate was \$201,939.00.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to recommend to Council award of Contract 10-19 to Venske Concrete & Construction, LLC in the amount of \$201,939.00. Ayes: 4

Street Vendor License – Hector's, 7118 W. State Street. The Board reviewed a request by Hector's—A Mexican Restaurant, 7118 W. State Street, for a Street Vendor license for an outdoor party on June 17, 2010, from 5-10 p.m. The layout and activities will be similar to other events approved in the past.

Moved by Ms. Ledesma, seconded by Ms. Welch to approve a Street Vendor License for an outdoor party on June 27, 2010, from 5-10 p.m. Ayes: 4

Contract 09-75 Fire Station #1 and Administrative Offices - Change Orders #27, 29-36. The Board reviewed the following:

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>
J.P. Cullen & Sons, Inc.	#34 Administrative Costs due to delayed start of project	09-75 Fire Station #1 and Administrative Offices	\$20,421.00
J.P. Cullen & Sons, Inc.	#35 Cost of winter heat and protective winter enclosures	09-75 Fire Station #1 and Administrative Offices	\$100,785.00
J.P. Cullen & Sons, Inc.	#36 Turn-out gear ventilation system	09-75 Fire Station #1 and Administrative Offices	\$9,561.00
J.P. Cullen & Sons, Inc.	#37 Kitchen grease interceptor	9-75 Fire Station #1 and Administrative Offices	\$2,511.00
J.P. Cullen & Sons, Inc.	#38 Stair #2 railing	09-75 Fire Station #1 and Administrative Offices	\$506.00
J.P. Cullen & Sons, Inc.	#39 Floor Boxes, Training 121 drywall	09-75 Fire Station #1 and Administrative Offices	(\$1,635.00)

John Sabinash of Zimmerman Architecture Studios reviewed the change orders. He noted that some costs were revised following discussion of #34 and 35 at the previous meeting.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve change orders #34-39 –

As stated at the previous meeting, Ms. Welch reiterated that the costs in change order #35 could have been avoided with advance planning, as the Board pointed out at the beginning of the process.

Vote on the motion, Ayes: 3; Noes: 1 (Welch)

Contract 09-75 Fire Station #1 and Administrative Offices – Partial Payment #10. The Board reviewed the following:

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<u>Contractor</u>	<u>Payment No.</u>	<u>Contract No.</u>	<u>Amount</u>
J.P. Cullen & Sons, Inc.	10 Corrected	09-75 Fire Station #1 and Administrative Offices	\$192,588.22

Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the foregoing. Ayes: 4

Partial Payments and Contract Updates. Mr. Kappel reported on the progress of work at 68th and State, where curb and gutter is being replaced this week and pavement on the south side will be removed next week. He also reported on the status of work at Hart Park and on the manhole rehab contracts and the 86th Street paving project. In the Hart’s Mill parking lot, concrete replacement continues this week. Mr. Kappel said will be working today to resolve a snag in bridge deck demolition work, and there may be a further delay due to utility issues. The Chair encouraged exploration of night or extra-time work to expedite the project.

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<u>Contractor</u>	<u>Payment No.</u>	<u>Contract No.</u>	<u>Amount</u>
Aero Painting, Inc.	1	10-51 Interior & Exterior Painting of Alice Street Water Reservoir	\$ 9,900.00
Wanasek Corporation	4	09-25 Hart Park Parking Lot	\$123,563.30
American Sewer Services, Inc.	2	10-52 Burleigh Street Watermain Relay	\$ 54,332.90
Willkomm Excavating, Inc.	1	10-08 Hart’s Mill Parking Lot	\$ 93,276.22
Zenith Tech, Inc.	3	09-02 68 th Street & State Street Intersection Modifications	\$100,462.50

Moved by Mr. Wheaton, seconded by Ms. Ledesma to approve the foregoing. Ayes: 4

The meeting adjourned at 9:12 a.m.

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Secretary to the Board