



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting – Monday, October 20, 2008 – 8:30 a.m.

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

EXCUSED: Ms. Ledesma

ALSO W. Kappel, Dir. of Public Works; W. Wehrley, City Eng.;;
PRESENT: J. Wojcehowicz, Water Supt.; J. Archambo, City Admin.

Mr. Kesner in the 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 Mr. Braier to accept the
minutes as printed. Ayes: 4

Water Pumpage Report. The Board reviewed the water pumpage report and billing analysis for September 2008. Pumpage of 149,969,000 gallons brought the year-to-date total to 1,334,238,000 gallons, which compares to 1,463,789,700 gallons at the end of September 2007. The Chair ordered the report placed on file.

Parking Lot – 1701/1801 N. Mayfair Road. Brett West of West Development Partners, 1836 N. 49th Street, Milwaukee, displayed a site plan for the proposed development at 1701/1801 N. Mayfair Road and discussed major components of the parking layout. To provide additional parking spaces, he is requesting use of an approximately 2,400 sq. ft. area of right-of-way along the southern edge adjacent to Walnut Road, which the Chair suggested could be addressed through an encroachment agreement. Mr. West also requested a variance from the required 17 ft. stall depth to allow for planting space and a retaining wall along some outside stalls. He explained that the parking plan reviewed by staff earlier has evolved to create green space in larger islands and requested additional clarification as well as latitude to go below 10% interior green space in order to preserve five parking spaces. The current parking count is 293 spaces. Calculations take into consideration the entire square footage of the development including outbuildings with undefined final users.

Ms. Welch noted that the parking ratio being provided here is one space per 226 sq. ft. This compares favorably with the Pick 'N Save store on State Street, which has a ratio of one space per 256 sq. ft.

Mr. Wehrley reported that staff has received only conceptual site plans thus far, not the required detailed engineering drawings. The Chair felt that the Board could move forward with the encroachment and 10% interior green space with engineering staff reviewing and approving the final overall plan.

Moved by Ms. Welch, seconded by Mr. Wheaton to recommend to Council approval of an encroachment agreement for the parking area along Walnut Road with the understanding that the development will meet the 10% interior green space requirement and that engineering

staff will review and approve final detailed engineering plans including the final parking ratio. Ayes: 5

Contract 08-36 Water Piping Modifications and Meter Installation Blanchard Street Pumping Station – Award of Bid. Mr. Wehrley reported that three bids were received and award is recommended to the low bidder, Faust Company, Inc., at their bid price of \$59,900. The consultant's estimate was \$45,000. The water utility indicates that they have sufficient capital projects funding to cover the difference. Mr. Wojcehowicz reported that he informed the Budget Committee of this last week.

Moved by Mr. Wheaton, seconded by Ms. Welch, to recommend award to Faust Company, Inc., at their bid price of \$59,900. Ayes: 4

Contract 08-08 Parking Lot Improvements Fire Station No. 3 and Glenview Water Tower – Award of Bid. Mr. Wehrley reported that five bids were received and award is recommended to the low bidder, J & A Pohl, Inc., at their bid price of \$71,426.55 for Division A. Alternate bid A-1 for work on the south side of fire station #3 and Alternate B for the Glenview water tower are being declined. The budgeted amount is \$75,000.

Moved by Ms. Welch, seconded by Mr. Wheaton to recommend award to J & A Pohl, Inc., at their bid price of \$71,426.55. Ayes: 4

Capital Improvements Program 2009-2013. The Chair noted that since the previous meeting Board members have toured the proposed 2009 street improvement projects. Mr. Wehrley noted one change, moving Auburn Street from Type B to Type A resurfacing.

Moved by Ms. Welch, seconded by Mr. Wheaton to recommend approval. Ayes: 3; Noes: 1 (Braier)

2009 Special Assessment Policy and Rates. Mr. Wehrley reported that rates for 2009 have been updated. The Budget and Finance Committee reviewed the information and decided not to make any policy changes.

Moved by Mr. Wheaton, seconded by Ms. Welch to recommend approval. Ayes: 4

2009 Street Improvements. The Board reviewed the following resolution listing intended 2009 street improvements:

Board Resolution

BE IT RESOLVED, by the Board of Public Works of the City of Wauwatosa, Wisconsin, that

Section 1. The Board of Public Works of the City of Wauwatosa, Wisconsin hereby declares its intention to exercise its police power, under Section 66.0703 of the Wisconsin Statutes, to levy special assessments upon property in the City of Wauwatosa within the following described area for the benefits conferred upon such property by the repaving of:

<u>Street & Location</u>	<u>Ald. Dist.</u>	<u>Exist & (Prop.) Width</u>	<u>Pavement Construction Type</u>	<u>Assessed Sidewalk Work</u>
N. 68 th St. from Mt. Vernon Ave. to W. Blue Mound Rd.	4	34'	A-Conc.	Yes
N. 68 th St. from W. State St. to Menomonee River	4	Varies	A-Conc.	No
N. 86 th St. from W. Wright St. to north city limit	6	30'	B-Asph.	Yes

Auburn Ave. from N. 70 th St. to N. 72 nd St.	4	30'	A-Conc.	Yes
W. Blue Mound Rd. from USH 45 to N. Mayfair Rd.	3	35'-24'-35'	C-Asph.	No
Kinsman St. from west end to N. 68 th St.	4	24'	A-Conc.	Yes
W. Meinecke Ave. from N. 81 st St. to Swan Blvd.	6	30'	B-Asph.	Yes
Wauwatosa Ave. from W. Center St. to beyond north city limit	5	36'	A-Conc.	Yes
Alley - W. Center St.-Ridge Blvd. / Swan Blvd. - 93 rd St.	6	20'	A-Conc.	No
Alley - W. Meinecke Ave. - W. North Ave. / N. 66 th St. - 100ft. east	5	20'	C-Asph.	No

Section 2. Said public improvement shall include the following work to be done during the 2009 construction season:

Original Construction: New (Conc.) or (Asph.) Grading, placing new concrete curb and gutter, and concrete or asphalt pavement surface (as indicated) on a new stone or asphalt base.

Reconstruction: Type "A" (Asph.) or (Conc.) Completely removing existing curb and gutter and existing pavement, placing new concrete curb and gutter (excluding alleys), and asphalt or concrete pavement surface on a new base.

The above repaving type also includes placing necessary water and sewer service pipes and storm sewer and appurtenances; relaying sanitary sewer and storm sewer as required; relocating existing street lighting system where necessary; constructing new concrete driveway approaches; and replacing concrete sidewalks which are disturbed by other construction, which are defective, or which have a hazard potential.

Repaving Type "B" (Asph.) Completely removing existing curb and gutter, milling the existing asphalt pavement as required, and placing new concrete curb and gutter and asphalt pavement surface on the existing road base.

The above repaving type also includes placing necessary water and sewer service pipes and storm sewer and appurtenances; relaying sanitary sewer and storm sewer as required; relocating existing street lighting system where necessary; constructing new concrete driveway approaches; and replacing concrete sidewalks which are disturbed by other construction, which are defective, or which have a hazard potential.

Resurfacing: Type "C" (Asph.) Milling the existing pavement as required, repairing curbs (and abutting approaches and sidewalks where necessary), and resurfacing with asphalt pavement. Also included is the placing of necessary water and sewer service pipes and storm sewer and appurtenances, and relaying sanitary sewer and storm sewer as required.

Section 3. The total amount assessed shall be upon a reasonable basis as determined by the Common Council.

Section 4. That the owners of the respective parcels of land fronting or abutting the street improvements, on which a public hearing has been held and preliminary assessments have been confirmed, shall have payment of the special assessments scheduled as follows:

(a) Each special assessment and special charge, pursuant to Section 66.0703 of the Wisconsin Statutes, levied in an amount of \$200 or less against any parcel of land in the City of Wauwatosa shall be entered in the tax rolls in one installment.

(b) Each special assessment for improvements levied in an amount exceeding \$200 against any parcel of land in the City of Wauwatosa shall be entered in the tax rolls in five equal annual installments of principal together with interest at the rate of twelve percent (12%) per year or the percentage rounded out to the next highest whole percentage number above the interest rate paid by the City for the sale of corporate purpose bonds, which include the project which is the subject of the special assessment, whichever figure is less, on the unpaid balance of said assessment. Individual assessments shall run concurrently except as provided under Section 3.08.040 of the City Code.

(c) Each special assessment levied against any parcel of land in the City of Wauwatosa for the installation of sanitary sewer main or water main or construction of permanent street pavement shall not be entered in the tax roll until all installments of special assessments for sanitary sewer or water main or construction of permanent street pavement levied previously against the same parcel of land have been entered into the tax rolls and have been paid. Such subsequent special assessment shall be deferred and only interest at the rate of twelve percent (12%) per year, or the percentage rounded out to the next highest whole percentage number above the interest rate paid by the City for the issuance of General Obligation Debt, which include the project which is the subject of the special assessment, whichever figure is less, on such subsequent special assessment shall be carried into the tax rolls in addition to the scheduled installments of such prior assessments. After the last installment of such prior special assessment has been entered in the tax rolls, installments of the subsequent special assessment shall, beginning with the next subsequent tax roll, be entered in the tax rolls pursuant to Section 3.08.030 of the City Code.

(d) Whenever special assessments are levied against the frontage and side of a corner parcel of land in the City of Wauwatosa for the installation of sanitary sewers or water mains or construction of permanent pavements arising out of the same public works project, such special assessments levied against a corner parcel of land shall be deemed to be two separate special assessments, and the special assessment levied against the frontage of the corner parcel of land shall first be scheduled on the tax rolls for payment as provided in Section 3.08.030 of the City Code and the special assessment levied against the side of the corner parcel of land shall be scheduled on the tax rolls pursuant to (c) above, following such scheduling of the special assessment levied against the frontage of the corner parcel of land.

(e) Notwithstanding the provisions of (c) and (d) above, any owners of parcels of land assessed may at their option elect to pay both the scheduled installments of prior assessments as well as scheduled installments of subsequent special assessments on the same tax rolls as entered on those tax rolls pursuant to Section 3.08.030 of the City Code.

(f) If, after special assessments have been placed on the tax rolls in installments or otherwise, the taxpayer fails to pay the same within the time allowed for payment of general taxes, the same shall become delinquent and shall be treated in the same manner and subject to the same laws as delinquent general property taxes.

Section 5. The properties against which the assessments are proposed are benefited. Such benefits may include, but are not necessarily limited to, enhancement of value or marketability, improved drainage, improved pedestrian safety (walks), improved vehicular access, improved skid resistance and cross sectional elements.

Section 6. The Director of Public Works has prepared a report consisting of:

- a) Preliminary and/or final plans and specifications for said improvements
- b) An estimate of the entire cost of the proposed improvements
- c) A schedule of the proposed assessments in connection therewith upon a reasonable basis as determined by the Board of Public Works.

The Director of Public Works is directed to file a copy of these in the City Clerk's Office for public inspection.

BE IT FURTHER RESOLVED, By the Board of Public Works of the City of Wauwatosa, Wisconsin, that the City Clerk is directed to give notice, as by law provided, of a public hearing to all owners, to be assessed for the proposed improvements herein before listed, and to publish notice of the hearing at least once in the official newspaper at least ten days and not more than 40 days before the time set for the hearing; and

BE IT FURTHER RESOLVED, That the Common Council be requested to schedule the public hearing to be held before the Common Council in the Council Chambers, at 7:30 P.M., on Tuesday, December 2, 2008 in the City Hall of the City of Wauwatosa, Wisconsin at which times all persons interested, or their agents or attorneys, concerning matters contained in the resolution and report, including the proposed assessment of benefits will be heard.

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

Public Hearing - Proposed 2009 Street Improvements. The Board reviewed a resolution setting December 2, 2008, as the Common Council public hearing date. In response to a question about timing in

terms of pending Capital Improvements program approval, the Chair summarized the annual hearing and Council approval process. He noted that 2009 street improvements were, in effect, approved as part of last year's five-year program. It was also noted that the Council has the ability to change the program as they see fit following the public hearing.

Moved by Mr. Wheaton, seconded by Ms. Welch to recommend approval. Ayes: 4

Contract Updates. Mr. Wehrley reported on the progress of State Street work as well as other ongoing projects. Privately funded storm sewer construction on Watertown Plank Road for Children's Hospital begins today and will continue for about two months. There will be lane restrictions in the area between 87th and 92nd Streets.

The meeting adjourned at 8:52 a.m.

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Secretary to the Board