



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting – Monday, April 16, 2007 – 8:30 a.m.

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

EXCUSED: Ms. Ledesma

ALSO

PRESENT: W. Kappel, Dir. of Public Works; W. Wehrley, City Engineer; P. Pyne, Civil Eng.

Mr. Kesner in the Chair.

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

It was moved by Ms. Welch, seconded by Mr. Wheaton to accept the minutes as printed. Ayes: 4

Air Conditioner Variance – 2325 N. 69th Street. The Board reviewed an application for a variance by Phil Deshotels, 2325 N. 69th Street, to place an air conditioning unit within the setback area of the north lot line. Mr. Deshotels reported that his backyard has very little grass space due to the location of the garage and driveway. Placing the air conditioning compressor around the corner on the north side of the house rather than in the backyard would allow more place space for his children and keep them away from the compressor. The neighbor to the north has no objection to the proposed location. There is a tall fence at the property line and a distance of 39-40 feet to the neighbor’s house. A large pine tree on the property line will block the unit from view from the street.

It was moved by Mr. Braier, seconded by Ms. Welch to approve the requested variance. Ayes: 4

Street Vendor License – Furniture Clearance Center, 8901 W. North Avenue. The Board reviewed an application for a Street Vendor license by David Jennings, Furniture Clearance Center, 8901 W. North Avenue, for a parking lot tent sale May 26-28, 2007. Mr. Jennings said that this annual sale, held last year on Labor Day weekend, is being moved back to the traditional time of Memorial Day weekend. Mr. Kappel reported that there have been no problems in connection with this event.

It was moved by Mr. Wheaton, seconded by Ms. Welch to approve the Street Vendor license subject to any necessary permits for signage and tents –

Asked about proposed installation of the tent on May 21, Mr. Jennings explained that it is usually put up by professional installers on Monday or Tuesday so that they can start bringing in racks and furniture prior to the beginning of the sale on Saturday. The tent is removed early the following Tuesday. The tent uses

about half of the westerly portion of the shared parking lot west of the store, which is customarily not used during the week. That use is part of the store's lease and is understood by the building's other tenants.

Vote on the motion, Ayes: 4

Exceptions to Code Requirements for Mo's Irish Pub Parking Lot at 10870 W. Blue Mound Road. The Board reviewed a letter from Scott Gosnell, Zimmerman Architectural Studios, Inc., for exceptions to Code requirements for the Mo's Irish Pub parking lot expansion at 10870 W. Blue Mound Road.

Mr. Pyne reported that the submitted plan contains 59 parking stalls. In order to maximize the number of spaces on the former Pizza Hut site across the street from Mo's, they are requesting several exceptions. They have space for only two islands, which does not meet interior landscaping requirements. Also, aisle widths are about one foot short of requirements, which staff would support subject to an indemnification agreement holding the city harmless. There would be nine less parking stalls if width requirements were upheld. In addition, they request an exception to the three-foot setback requirement at one corner of the lot.

Tom Disalvo of Zimmerman Architectural Studios was present along with a representative of Mo's Irish Pub. To make a visual connection with Mo's, Mr. Disalvo reported that there will be masonry piers on either side of the two curb cuts and on the corners as well as fencing to match that at the restaurant. Mo's plans to come back at a later point to discuss signage to identify the lot. With the exception of one corner, there is a three-foot landscape strip that will be completely planted, and a snow storage strip is provided. The existing concrete retaining wall and fence at the north side of the property will remain as well as two overhead pier lights. As requested by staff, they will include vines along the fence as part of the overall landscape plan.

Mr. Wheaton noted that the sign shown on the parking lot plan would not meet code requirements and cautioned that separate approval would be needed for any signage.

It was moved by Mr. Wheaton, seconded by Ms. Welch to approve the exceptions to code requirements for interior landscaping, aisle width, and setback as presented subject to execution of a hold harmless agreement –

Ms. Welch commented that the city typically tries to require more green space in parking lots, but in this Mo's has proven to need two-to-three times the amount of parking of other restaurants in the city. The Chair also commented on the importance of green space but said that the significant parking issues at this site make it important to allow them to maximize available parking.

Mr. Wehrley said that the parking lot would be required to meet existing standards should the retaining wall along the north lot line be replaced in the future. There was some concern about parking lot lighting in relation to residential uses to the north. Mr. Disalvo confirmed that the lighting will match that at the restaurant and will meet minimum standards. Mr. Pyne explained that the proposed lighting plan has not yet been submitted but will become a part of the overall parking lot plan that will be approved by staff upon final review.

The motion was amended to include a requirement that the parking lot would be required to meet existing standards should the retaining wall along the north lot line be replaced in the future and a requirement that parking lot lighting minimize any spillover into the adjacent residential area. Vote on the motion as amended, Ayes: 4

Water Pumpage Report. The March water pumpage report and billing analysis showed a year-to-date total of 430,654,700 gallons pumped. This compared to 445,390,900 gallons at the end of March 2006 and a three-year average of 450,968,500 gallons. The Chair ordered the report placed on file.

Street Vendor License – Hectors, 7118 W. State Street. The Board reviewed an application for a Street Vendor license by Shannon Uribe, Hectors—A Mexican Restaurant, 7118 W. State Street, for a parking lot event on Saturday, May 5, 2007, from noon to 10 p.m. The Chair noted that that Hectors was granted two such licenses and related liquor license extensions in 2006.

It was moved by Ms. Welch, seconded by Mr. Wheaton to approve the requested Street Vendor license subject to necessary permits for signage and tents, provision of 24-hour contact phone number while the tent is in place, and prompt cleanup. Ayes: 4

Contract 07-19, Concrete Sidewalk Repair – Award of Bid. The Board reviewed a memo from the Director of Public Works recommending award of Contract 07-19 to J & A Pohl, Inc., at their bid price of \$235,606.21, this being the lowest of five bids. The budgeted amount is \$350,000. Inasmuch as this year's project was scaled back in anticipation of less favorable bids, Mr. Wehrley indicated that the department will likely request approval of a change order to restore the areas that were removed.

It was moved by Mr. Wheaton, seconded by Ms. Welch to recommend to Council award of Contract 07-19 to J & A Pohl, Inc., at their bid price of \$235,606.21.

Partial Payments and Contract Updates. Mr. Wehrley reported that utility work on Blue Mound Road is to be completed this week with restoration to follow. The paving contractor will begin work this week or next starting at the west end of the project. Restoration is underway in connection with the 2006 manhole contract. A small water main extension is being constructed by a contractor at the new hotel site at Watertown Plank and Mayfair Roads. In connection with the annual inspection tour of all city streets and alleys that is currently underway, Mr. Wehrley asked that Board members inform him of the location of any problems in public right-of-way of which they are aware.

The meeting adjourned at 8:50 a.m.

Secretary to the Board

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