



CITY OF WAUWATOSA
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BOARD OF PUBLIC WORKS

Regular Meeting, Monday, February 14, 2005 - 8:30 a.m.

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

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

PRESENT: J. Bembenek, Purch. Mgr.

Mr. Braier in the Chair.

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

It was moved by Mr. Wheaton, seconded by Ms. Welch to approve the minutes as printed. Ayes: 5

GE Healthcare Parking Lot, 9900 Innovation Drive. The Board reviewed a request by Eppstein Uhen Architects, 333 E. Chicago Street, Milwaukee, for an exception to code requirements to allow use of 30 ft. pole mounted light fixtures rather than the required 25-foot poles at the proposed GE Healthcare parking lot at 9900 Innovation Drive. The 30-ft. height is allowed by the Milwaukee County Research Park Design Guidelines and has been used on numerous properties in the Research Park. The lighting would meet all city requirements for light levels in surface parking lots. Glen Roby of Eppstein Uhen Architects distributed a drawing of the parking lot showing proposed light fixture locations. There would be some additional landscape lighting near the entryway but nothing on the south side of the site near the berm on Wisconsin Avenue.

Mr. Pyne said that the engineering department still needs some details on cutoff fixtures, but their main concern would be possible glare along Hwy. 45 and on residential properties to the south. He recommended a caveat that would require shielding neighbors from any glare should a problem arise.

It was moved by Mr. Kesner, seconded by Ms. Ledesma to approve the requested exception to allow 30-ft. pole mounted light fixtures with the understanding that shielding may be required if there are problems with glare. Ayes: 5

Ms. Welch and Mr. Kesner agreed that the city and the Research Park should coordinate design guidelines so that the city's zoning code for the Research Park District matches the Research Park's guidelines. Common Council action would be required on any zoning code changes.

Parking Lot Permit for 7600 W. State Street. The Board reviewed an application for a parking lot permit by Russ Drover, 7530 W. State Street, for property at 7600 W. State Street. Mr. Pyne reported that the applicant would create a drive opening off of State Street and two parking spaces on currently vacant land. The submitted plan shows that drivers could make a "Y" turn to exit the parking lot to avoid backing out onto State Street. The plan would meet code requirements, but the engineering department has concerns about the loss of public parking spaces on State Street.

Attorney Christopher Carson, 13500 W. Watertown Plank Road, #102, Elm Grove, said Mr. Drover has addressed earlier concerns regarding safety to the point that now the only remaining concern is loss of two parking spaces on State Street. Only one space would be needed, however, since Mr. Drover plans to erect a traffic mirror that would reflect oncoming traffic to drivers exiting the lot. Ingress would be about 12 feet wide. This lot would provide off-street parking for Mr. Drover's adjacent building and would free up public parking space that he or his guests or customers would otherwise use. Mr. Carson noted that a line of cars waiting for Bartolotta's restaurant's valet parking service often blocks public parking spaces but apparently has not been a concern, and he commented that everyone should be treated the same.

Mr. Drover distributed and read portions of a statement regarding his application and a letter from Ron Fischer, 1866 N. 72nd Street, supporting the request. He also submitted an alternative parking lot plan with space for three vehicles and a statement of support from two businesses.

Mr. Pyne said that the three-space plan would not be acceptable because there would not be enough room for cars to maneuver. He explained that a standard vision triangle would require 22 feet of curb space. He said that the use of mirrors to view oncoming traffic would be risky and noted that traffic mirrors are usually used for purposes of pedestrian views.

Mr. Drover said that he has two tenants who need overnight space. Lee Kujawa, a tenant at 7534 W. State Street, said that he currently parks in the back of the building near Drew's, but that space may not be available much longer because of the needs of a new business. As a former catering director, he suggested that this property could provide an opportunity for caterers to participate in weekend events that would draw people to State Street. The space could also be offered to Tosafest. Ms. Welch indicated that the suggested use may be possible through a Conditional Use, but there otherwise is nothing in the zoning code for outdoor-only dining establishments.

Richard Lochrie, 7746 Menomonee River Parkway, spoke of the need to support and find a solution for someone who has owned three Village parcels for over 20 years.

Mr. Kesner expressed concern with removing two public spaces that are available to people using all the businesses and creating two private spaces that would not be available to others. He suggested holding this matter to allow time to gather more information and visit the site.

When viewing the lot, Mr. Drover noted, depth perception might be affected by the fence at the back. He added that the bank to the east has a similar situation where drivers are "blind." In this case, the same people will use the lot regularly and would be familiar with the need for caution.

The Chair encouraged all Board members to visit the site personally. He ordered the matter held until the next meeting on February 28.

Contract for Testing and Repair of Large Water Meters. In a letter dated February 1, 2005, the Purchasing Manager reported that JCH, the city's contractor for testing and repair of large water meters is willing to extend their contractual agreement for 2005 with no price increase. The company continues to offer exceptional service with prices that have remained the same since 1995. This service amounts to approximately \$15,000 annually. Mr. Bembenek stated that this specialized testing is done by only one other company whose prices have been consistently higher. Mr. Kesner recommended seeking bids next year or double-checking current pricing.

It was moved by Mr. Kesner, seconded by Ms. Ledesma to recommend to Council an extension of the current contract with JCH. Ayes: 5

Trees for Spring Planting. The Board reviewed a memo from the Purchasing Manager recommending the purchase of trees from the various nurseries submitting proposals with the exception of Larsen Landscape and Tillman Landscape, whose prices were not the lowest in any category or who could not supply requested stock. Purchases would be based on availability and the best price. Mr. Kappel explained that this purchase would be in accordance with the citywide tree plan approved by the Board of Parks and Forestry.

It was moved by Mr. Kesner, seconded by Ms. Welch to recommend to Council purchase of trees from various vendors based on price, convenience, and availability. Ayes: 5

Turf Maintenance Contract. The Board reviewed a memo from the Purchasing Manager and a tabulation of bid proposals for turf maintenance, including weed control, in city right-of-way. Mr. Bembenek said that the vendors bid in categories that included grass cutting, weed and feed, and median weed control. Mr. Kappel said he would like the future new Parks & Forestry Superintendent, who should be hired soon, to review these proposals since that person would be responsible for managing the contract. The vendors are aware of a possible delay.

It was moved by Mr. Kesner, seconded by Ms. Welch to hold this matter for further review upon appointment of a new Parks & Forestry Superintendent. Ayes: 5

Partial Payments and Contract Updates. 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>Payment</u> <u>No.</u>	<u>Contract No.</u>	<u>Amount</u>
Mainline Sewer & Water, Inc.	2	04-05 Harley Davidson Avenue Water Main Extension	\$ 9,871.00

It was moved by Mr. Kesner, seconded by Ms. Welch to approve the foregoing. Ayes: 5

Mr. Wehrley reported that work is wrapping up on Hillside Lane and is in progress on Honey Creek Parkway. Mr. Kappel noted that scale installation is starting this morning at the city yard. Discussion ensued on the timing of resodding this year at the baseball and football areas at Hart Park, which Mr. Kappel indicated may be done very late in the fall.

Contract 03-4, Storm Sewer Spot Improvements - Final Payment. The Board reviewed a memo from the Director of Public Works recommending approval of final payment of Contract 03-4. The total cost of this work is \$169,578, which is within the budgeted amount of \$206,040 but exceeds the bid amount of \$154,305.

It was moved by Mr. Kesner, seconded by Ms. Welch to recommend to Council approval of the final payment. Ayes: 5

Water Pumpage Report. The January 2005 pumpage of 153,838,700 gallons was compared to 154,514,400 gallons in January 2004, a three-year average of 163,413,100, and a 10-year average of 177,861,930 gallons. The Chair ordered the report placed on file.

Participation in WE Energies Program. The Board reviewed a memo from the Director of Public Works requesting authorization to participate in a WE Energies Pilot C/I AC Load Control Program at the public works building. The program allows WE Energies to control the air conditioning units of commercial and industrial customers during peak demand periods. A small credit is offered to participants. The Director of Public Works would act as the agent for the city. The goal of the pilot program is to gain enough experience to reduce peak demand periods on a broader scale and reduce the need of commercial customers to purchase high cost additional power to meet peak demands.

Mr. Kappel reported that the public works building was selected because of the types of units and the layout of the building. The city would be responsible for the cost of removal if we decided to opt out, which seems unlikely given favorable reports of other participants such as the Kohl's Corporation. Temperatures have reportedly varied about 2 degrees during the program. The union and two of the three clerical staff at public works have been informed of the program and have no objections.

It was moved by Mr. Kesner, seconded by Mr. Wheaton to recommend to Council approval of participation in the WE Energies Pilot C/I AC

Load Control Program at the public works building. Ayes: 5

Contract 04-3, Water Main Relay and Extension on W. Blue Mound Road – Final Payment. The Board reviewed the following:

Board Resolution

WHEREAS, the Board of Public Works has made final inspection of the work for the relay of water mains on W. Blue Mound Road and adjacent side streets from N. 59th Street to N. 67th Street under Contract 04-03; and

WHEREAS, this inspection showed that the Contractor has completed the work in an acceptable manner and in accordance with the terms of the contract; and

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

Section 1. That the original contract work, the extra work performed and the credits received under Contract 04-03 W. Blue Mound Road Water Main Relay and Extension is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw and sign a City order in the sum of Four Thousand Five Hundred Forty-four Dollars and Thirty-three Cents (\$4,544.33) in favor of Underground Pipeline, Inc., as final payment under said contract. The proper city officials shall hold the payment until receipt of waivers of lien for labor and materials furnished under said contract and receipt of an affidavit stipulating compliance with wage rate requirements.

It was moved by Mr. Kesner, seconded by Ms. Welch to approve the foregoing. Ayes: 5

Special Assessments for 2004 Street Improvements. The Board reviewed the resolution entering the special assessments for 2004 street improvements on the tax roll. Mr. Kappel reported that the 2004 sidewalk projects will be ready to be placed on the tax roll within the next two weeks. Ms. Ledesma explained that, for record keeping purposes for the Clerk's and Treasurer's offices, it would be efficient to mail all bills at the same time so that all would have the same due date.

It was moved by Mr. Kesner, seconded by Ms. Welch to recommend to Council approval of placing the 2004 street improvements on the tax roll with the understanding that invoices will be held for mailing at the same time as the sidewalk invoices. Ayes: 5

Annual Report of the Board of Public Works. Mr. Kappel noted that two draft copies were prepared, one containing information similar to past reports and the second being a modified version proposed for future reports. The Chair directed that the reports be held for further discussion at the next meeting.

The meeting adjourned at 9:25 a.m.

Secretary to the Board

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