



CITY OF WAUWATOSA  
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## **BOARD OF PUBLIC WORKS**

Regular Meeting, Monday, January 17, 2005 - 8:30 a.m.

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

EXCUSED: Mr. Wheaton

ALSO W. Kappel, Dir. of Public Works; W. Wehrley, City Eng.; J. Wojcehowicz, Water  
PRESENT: Supt.; J. Kroll, Special Projects Eng.

Mr. Braier in the Chair.

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

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

**Request for Extension on Warning by Police for Housing a Commercial Vehicle.** Held from the previous meeting was a letter from Christopher E. Schaaf, 1137 Elm Lawn, requesting an extension to comply with a police warning regarding parking of a commercial vehicle at his residence. Atty. Steve Hayes, 2636 N. 89th Street, said that Mr. Schaaf does not dispute the violation but wants to be sure he is not officially prosecuted in the future for having his vehicle there. Mr. Schaaf is willing to build a garage but would need more time to do so. He parks his vehicle behind the front of his house where it can barely be seen unless looking straight down the driveway, but a neighbor who was concerned apparently complained about his use of the alley.

Mr. Hayes suggested that an ordinance change may be appropriate since it has become very common to see commercial vehicles parked on residential properties. He said that he has looked at another community's ordinance and found it doesn't have provisions like this. He suggested using a permit system, regulating truck parking by size, or requiring vehicles to be parked behind the front edge of the house. Mr. Schaaf displayed photographs of 65 similar violations he found within three blocks of his property.

Mr. Schaaf said that he is financially unable to build a new garage until the summer of 2006 since he must replace his roof and furnace this year. He is also concerned that there may be some costs associated with moving utility wires if the new garage is sited farther back. He emphasized that the truck is his only vehicle.

Ms. Welch explained that the intent of the ordinance is preserving high quality residential neighborhoods. She said that the city receives complaints regularly about commercial vehicles parked on residential property.

Many businesses allow employees to drive vehicles home in order to take advantage of tax write-offs or avoid storage. It is not possible for the police to enforce the ordinance other than on a complaint basis. Ms. Welch said that it may be appropriate to look at the ordinance but she is not convinced it would result in allowing commercial vehicles to park on residential property. With the city's many small lots and garages, it is also often inappropriate to build oversize garages to store these vehicles.

Mr. Hayes said that he appreciates the need for some kind of control such as the measures he previously mentioned. He requested a hold on enforcement of this warning for 30 months.

Moved by Mr. Kesner, seconded by Ms. Welch to recommend that there be no enforcement by the police or planning departments subject to Mr. Schaaf applying for a building permit and submitting plans for a garage sufficient to house his commercial vehicle within 6 months from this date with the understanding that enforcement will proceed if the building process is not diligently continued –

It was noted that a building permit is in effect for one year. A special use permit may be required depending on the height needed to house the commercial vehicle. This action would not preclude Mr. Schaaf making other arrangements for storing his vehicle.

Vote on the motion, Ayes: 4

**Demolition of Building at 1222 N. 71st Street – Specification 05-26.** The Board reviewed the contract documents for demolition of the eight-unit apartment building at 1222 N. 71st Street. A purchase order was previously issued for asbestos abatement, and sufficient MMSD funding is available to proceed with demolition. Bids will be handled by the purchasing department.

It was moved by Mr. Kesner, seconded by Ms. Ledesma to approve the plans and authorize publication of bid notices. Ayes: 4

**Water Utility Easement Agreement with Mayfair Mall.** Mr. Wojcehowicz and Mr. Kesner reported that the agreement pertains to an easement for construction of a water main within Mayfair Mall property along Mayfair Road. It obligates Mayfair to construct the improvements and anticipates that they will be dedicated to the City of Wauwatosa when completed and the city is ready to accept the improvements. Mr. Kesner said that a similar agreement has been drafted and will soon be executed with Saks, the owner of Boston Store.

It was moved by Ms. Welch, seconded by Ms. Ledesma to recommend approval of the agreement. Ayes: 4

**Water Pumpage Report.** The Water Department reported pumpage of 159,635,400 gallons in December and a 2004 total of 2,016,103,400 gallons. The total pumpage in 2003 was 2,211,092,200 gallons, and the three-year average is 2,165,526,667 gallons. The Chair ordered the report placed on file.

**Contract 04-22, Citywide Pavement Marking – Final Payment.** The Board reviewed the following:

Board Resolution

WHEREAS, the Board of Public Works has accepted the work of citywide pavement marking and work incidental thereto in the City of Wauwatosa under Contract 04-22 and the same is ready for final payment;

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

Section 1. That the work of citywide pavement marking under Contract 04-22 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 One thousand four hundred sixty-one dollars and seventy-nine cents (\$1,461.79) in favor of Crowley Construction Corporation as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract, and upon receipt of an affidavit stipulating compliance with wage rate requirements.

It was moved by Ms. Ledesma, seconded by Mr. Kesner to approve the foregoing. Ayes: 4

**Purchase of Powered Platform Lift Trucks.** The Board reviewed a memo from the Director of Public Works, the Fleet & Traffic Superintendent, and the Purchasing Manager recommending purchase of two powered platform aerial lift trucks from Time Manufacturing—Versalift Division under a federal government GSA contract. One truck is priced at \$60,677.00 without trade-in and will replace fleet #L-01, an aerial sign truck. The second truck, priced at \$81,264.00 without trade-in, will replace fleet #R-07, a forestry truck. Budgeted at \$65,000 and \$80,000 respectively, with trade-in, the overall cost is within the total budgeted amount. The vehicles being replaced will be disposed of in a manner most advantageous to the city when the new vehicles are placed in service. Mr. Kappel said that the city is able to take advantage of a volume discount by purchasing under the federal contract.

It was moved by Mr. Kesner, seconded by Ms. Welch to recommend to Council purchase of the vehicles as recommended and disposal of fleet #L-01 and R-07 in a manner most advantageous to the city. Ayes: 4

**Contract 04-20, Citywide Pavement Repair – Final Payment.** The Board reviewed the following:

Board Resolution

WHEREAS, the Board of Public Works has accepted the work of Citywide Pavement Repair and work incidental thereto in the City of Wauwatosa under Contract 04-20 and the same is ready for final payment;

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

Section 1. That the work of citywide Pavement Repair under Contract 04-20 is hereby accepted.

Section 2. That the proper City officers be and they are hereby authorized and directed to draw a City order in the sum of thirty-two thousand eight hundred twenty-eight dollars and fifty-eight cents (\$32,828.58) in favor of Snorek Construction, Inc. as the final payment under said contract, upon receipt of waivers of lien and for labor and materials furnished under said contract, and upon 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: 4

**Contract Updates.** Mr. Wehrley reported that sanitary sewer relay work is proceeding on Stickney Avenue, although slowed somewhat by weather conditions.

The meeting adjourned at 8:57 a.m.

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Secretary to the Board

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