



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
7725 WEST NORTH AVENUE  
Telephone: (414) 479-8917  
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### COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, November 9, 2010

Committee Room #1

PRESENT: Alds. Birschel, Jay, Meaux, Nikcevich, Organ (8:27 p.m.), Pantuso, Roznowski, Wilke – 8

ALSO PRESENT: W. Wehrley, City Engin.; N. Welch, Community Devel. Dir.

Ald. Wilke as Chair called the meeting to order at 8:19 p.m.

#### Conditional Use – Seasonal Christmas Tree Sales – 7206 W. State Street

Ms. Welch said that Mr. Botta, owner of Locker's Florist, would like to sell Christmas trees in the outdoor patio at Leff's Lucky Town. The proposed hours of operation during the holiday season are Monday through Friday 4:00 p.m. to 8:00 p.m., Saturday 10:00 a.m. to 8:00 p.m. and Sunday 12:00 p.m. to 6:00 p.m. There is no off street parking at Leff's so customers will need to utilize street parking.

Ms. Welch added that last year, the applicant conducted the operation under a Temporary Use approved by the Board of Zoning Appeals. Per staff's advice, the applicant is now applying for a Conditional Use as it will allow the applicant to operate without the need for annual Temporary Use approvals.

Present in favor: Chris Leffler, Leff's Lucky Town, 7206 W. State Street  
Fred Botta, Lockers Florist, 9125 W. North Avenue

Mr. Leffler commented that the Christmas tree sales went well last year with proceeds going to East and West High Schools' athletic programs. Ms. Welch added that there will only be Christmas tree sales.

Moved by Ald. Nikcevich, seconded by Ald. Pantuso to recommend approval of the Conditional Use contingent upon hours of operation Monday through Friday 4:00 p.m. to 8:00 p.m., Saturday 10:00 a.m. to 8:00 p.m. and Sunday noon to 6:00 p.m. – 7

#### Land Division by Certified Survey Map – 6500-6520 W. North Avenue

Ms. Welch said the applicant is the owner of the Dairy Queen and the adjacent property. He is requesting approval of a Certified Survey Map (CSM) in order to adjust the shared property line between the two properties. Currently, the structure located at 6502 W. North Avenue is partially located on the adjacent parcel. The CSM will shift the lot line approximately four feet to the west to correct the encroachment. This proposal meets all zoning requirements.

Present in favor: Jerry Mehring, 1419 Hidden Waters Circle, West Bend

Ald. Pantuso noted that the property in question is in his district. He is looking forward to a good business coming in.

Mr. Mehring mentioned that the building next to the Dairy Queen is empty and there was a fire in the building.

Moved by Ald. Birschel, seconded by Ald. Nikceovich to recommend approval of the Land Division by Certified Survey Map --

Ald. Nikceovich added that there may be WEDC money approved for this building.

Vote on the motion was Ayes: 7

**Land Combination by Certified Survey Map – 2500 N. Mayfair Road**

Ms. Welch said that with the owner's agreement, the City of Wauwatosa is initiating a land combination at Mayfair Mall that will combine the Macy's parcel with the larger mall parcel. Both parcels are owned by General Growth Properties. This combination will alleviate many of the assessment problems the City has encountered with the current parcel configuration. This proposal meets all zoning requirements.

Moved by Roznowski, seconded by Ald. Pantuso to recommend approval of the Land Combination by Certified Survey Map – 7

**Clear water sources entering the sanitary sewer system and discussion of ways to reduce them**

Mr. Wehrley gave a PowerPoint presentation on this subject. The PowerPoint document is attached. In response to questions regarding Milwaukee Metropolitan Sewerage District (MMSD) funding for private I & I remediation Mr. Wehrley responded that MMSD would provide some funding for the project.

Ald. Organ arrived at 8:27 p.m. – 8

Ald. Wilke asked if there could be a sunset amendment for properties that are grandfathered in as far as private lateral repair and flood mitigation is concerned.

When asked about smoke testing of the sewer pipes, Mr. Wehrley responded that it wasn't a strong identifier. He showed the committee video of the dye testing they had done and the dramatic difference between just viewing the pipe with a camera and actually seeing the leaks from the dye water passing through the pipes.

When asked about the possibility of any city violations of MMSD requirements, Mr. Wehrley responded that the city has received a preliminary notice of violation about a year ago. MMSD will offer some help with this. The city also signed a Department of Justice (DOJ) stipulation with a number of other cities and the city will have to comply.

Ald. Nikceovich asked if there will be any public discussion on the issue. Mr. Wehrley answered that it all depends on what direction the Council wants to take. There could be public meeting as part of the decision making process.

Ald. Wilke asked if information could be put together on options and costs. Mr. Wehrley responded that he could come back in three weeks with that information.

The meeting adjourned at 9:14 p.m.

Carla A. Ledesma, City Clerk  
Wauwatosa, Wisconsin

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# Clear Water Sources Entering the Sanitary Sewer System & How to Reduce Them

(AKA: Steps to reduce the frequency & severity of basement backups)

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## BACKGROUND

Wauwatosa has two sewer systems:

- Sanitary Sewer – Sewage: Sinks, toilets, floor drains, etc. Flow goes to MMSD's treatment plants then to Lake Michigan
- Storm Sewer – Rainwater: Street run-off, roofs, etc. Goes straight to rivers/Lake Michigan without any treatment

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## What Causes Basement Backups?

- Temporary Situations – Blockages: tree roots, grease, accumulation of solids. Removal of the blockage removes the problem. (90% of calls to Public Works: blockage in homeowner's lateral)
- Physical Situations – More water in the pipe than the pipe can convey. Requires bigger pipe and/or less flow

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**BIGGER PIPES**  
Convey the flow downstream

- Some sewer lines may be undersized
- MMSD has limits on pipe size
- Costly to install larger pipes
- Can push the "problem" downstream - Backups, overflows, deep tunnel filling up

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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewers

TWO PARTS OF THE FLOW IN THE SANITARY SEWER

- Sewage
- Clear Water

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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewers

DRY WEATHER FLOW

- 90% Sewage
- 10% Clear Water

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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewers

WET WEATHER FLOW

- 10% Sewage
- 90% Clear Water

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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewers

- Sanitary flow doesn't change much
- Clear water flow changes drastically

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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewers

REDUCING THE SANITARY FLOW COMPONENT

- Don't do laundry on a rainy day
- Limit other water usage
- Install low flow faucets, showerheads and toilets
- "Every drop counts"

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### LESS FLOW

## Reduce the amount of flow in the Sanitary Sewers

HOW TO MEASURE THE SEVERITY OF THE PROBLEM THAT CLEAR WATER HAS ON THE SEWER SYSTEM

- Basement backups
- Exceeding MMSD's Peak Wet Weather Flow Performance Standards
- Sanitary Sewer overflows
- Combined sewer overflows
- Increased costs: convey, store and treat

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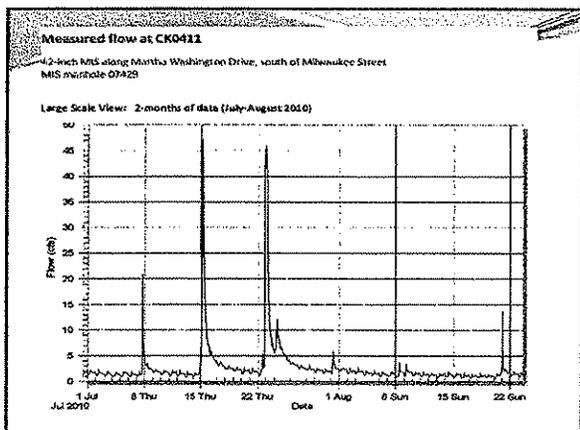
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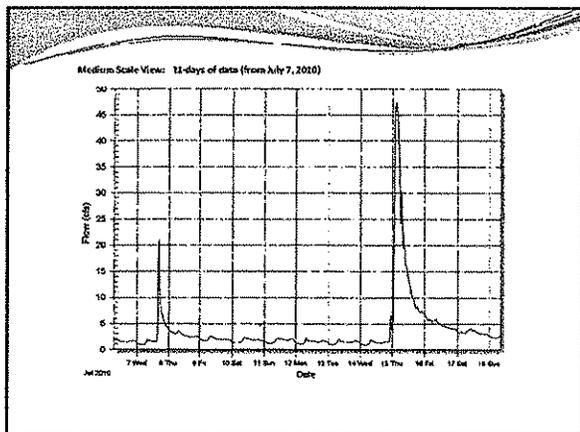
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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewer

Clear Water Background

- Amount of clear water entering the sanitary sewer system varies depending upon:
  - Rainfall amount
  - Rainfall intensity
  - Rainfall duration
  - Antecedent moisture conditions
  - Time of year
    - Frozen ground
    - Trees/groundwater
    - Leaves
  - Overland flow entering basements
  - Power outages
  - Steps we take to reduce the clear water sources

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**LESS FLOW**  
Reduce the amount of flow in the Sanitary Sewers

CLEAR WATER FLOW COMPONENT

- Public sources
- Private sources

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**CLEAR WATER SOURCES**  
Public Sources

- City Sanitary Manholes (4,100 manholes)
- City Sanitary Sewers (151 miles)

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**CLEAR WATER SOURCES**

**Public Sources**

The more clear water we remove, the higher the service level we can provide.

- **City Manholes**
  - Inspected every 5 years, rehabbed/replaced as necessary
- **City Sanitary Sewers**
  - Inspected prior to paving (Capital Projects Budget)
  - Spot improvements – outside of paving (Capital Projects Budget)
  - Systematic review of entire city on a 10-year cycle (Sanitary Sewer Operations Budget)
- **Sewer Investigations – Dye Water Testing**
  - Finds leaks where sanitary sewers are near storm sewers
  - Only able to test 30-50% of system
  - 10-20% leaks found – public
  - 80-90% leaks found – private infrastructure (sanitary laterals)

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**CLEAR WATER SOURCES**

**Public Sources**

City Sanitary Manholes

- Recommendation  
Continue to fund sanitary sewer investigations and manhole rehab (Sanitary Sewer Operations Budget)

City Sanitary Sewers

- Recommendation  
Continue to fund sanitary sewer improvements (Capital Projects Budget)

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**CLEAR WATER SOURCES**

**Private Sources (estimated quantities)**

- Private Sanitary Manholes ( 527 manholes)
- Private Sanitary Sewers (11 miles)
- Sanitary Laterals (170 miles)
- Foundation Drains (10,000 foundation drains)

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**CLEAR WATER SOURCES**  
**Private Sources (ctd.)**

- Clean Outs
- Illegally Connected Sump Pumps
- Illegally Connected Downspouts
- Illegal Area Drains

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**CLEAR WATER SOURCES**  
**Private Sources (ctd.)**

- Basement Seepage
- Overland Flow Entering Basements
- Sump Crock Overflows

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**NEXT STEPS**

- Decide which measures to undertake to reduce clear water
- Decide on a timeline for implementation
- Decide how to implement the improvements
- Decide how to fund the improvements

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