



CITY OF WAUWATOSA  
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**BOARD OF PUBLIC WORKS**

Regular Meeting – Monday, October 19, 2009 – 8:30 a.m.

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

EXCUSED: Mr. Kesner

ALSO W. Kappel, Dir. of Public Works; W. Wehrley, City Eng.; G. Blando, Prop. Maint.  
PRESENT: Insp.; S. Presnal, Plumbing Insp.; Ald. Birschel

Ms. Welch 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 Ms. Ledesma to accept the  
minutes as printed. Ayes: 4

**Utility Easement – Fire Station #1, 1601 Underwood Avenue.** Ms. Welch reported that the proposed utility easement allows AT & T to use city property to provide service to the new fire station #1. Mr. Wheaton noted that the easement also would serve adjoining residential properties. Kevin Stoeveken of MiTech Services, agent for AT & T, 16510 W. Rogers Drive, New Berlin, was present.

Mr. Wehrley reported that staff has not yet reviewed the easement.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to recommend  
approval of granting the proposed easement to AT & T subject to  
review and approval by engineering staff. Ayes: 4

**Encroachment – Brick Paver Drive Approach at 1659 N. 120<sup>th</sup> Street.** The request to encroach into city right-of-way with a brick paver drive approach at 1659 N. 120<sup>th</sup> Street returned to the Board upon a report from the property owner that he had completed landscaping work on the site.

Mr. Blando, Property Maintenance Inspector, reported that he viewed the site this morning and found there is substantial compliance with landscaping work that was to be done prior to Board action on the encroachment. There have been several complaints about equipment stored there. Neighbors were concerned that he was operating his landscaping business from the home. He advised Mr. Maria that commercial vehicles cannot be stored on residential property.

Steve Maria, 1659 N. 120<sup>th</sup> Street, explained that he needed the equipment to work with the 50 tons of stones and pavers used for landscaping. He never parked anything other than equipment needed right there. He no longer has any room for equipment nor any need for having it on the property.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to recommend

approval of the requested encroachment subject to execution of a standard hold harmless agreement –

Ald. Birschel reported that other residents with landscaping offices at home have been very compliant about keeping trucks with commercial advertising in the garage and not storing other equipment. He spoke to Mr. Maria a number of times during the course of this project and found that he was completing it as funds from his regular landscaping work became available.

Vote on the motion, Ayes: 4

**Storm Water System – 8415 Ravenswood Circle.** Jeff Zupan, 7435 Lincoln Place, contractor for the owners of 8415 Ravenswood Circle, said that this site of approximately two acres receives considerable drainage from an adjacent property. The owners propose installing a lift station in the backyard with two pumps that would move water out to Ravenswood Circle. They would open the road and install a connection to the nearest storm sewer, which is at Blue Mound Road.

Mr. Wehrley reported that he met with the owner, contractor, and engineer and reviewed the pump station, pumping capacities, and the submitted calculations. During a 10-year rain event, water would pond up to the foundation of the home. It would come up to the windows of the walk-out basement. When water comes up to the edge of the foundation, it has a direct route to the drain tiles, which drain to the sump pump. The backyard pump is rated at about 200 gallons per minute and the basement sump pump is rated at about 30. A 10-year event could overwhelm the interior sump's capacity. In a 100-year event, ponding would be higher to the point of going through the windows and into the home. The homeowner indicated that he needs to move into this house and is willing to accept the risks of flooding.

Asked about potential effect on neighboring properties, Mr. Wehrley said that in a 10-year event, calculations indicate that ponded water would be contained on this parcel. There were no calculations for a 100-year event.

Ms. Welch noted that when this parcel was created from an adjacent larger parcel several years ago, the owner was informed that there would be problems because it is the lowest on the street.

Mr. Presnal, Plumbing Inspector, reported that review of the plans, including the pumps, vault, and the calculations indicates that all would comply with the plumbing code. He asked about a backup generator.

Mr. Zupan said that there is a 14,000 KW generator in place to operate as soon as power goes out. It will operate the sump pump in the house, the furnaces, and the two pumps in the lift station. During the 10-year rain event this past June, there was no water in the basement even though no sump pump in place. The current owner has provided the City Engineer with a written statement that he is willing to accept the risk. He is confident that the new pumps and lift station will take care of any water problem.

Mr. Wheaton recalled that the drainage issues originally came to this Board in 2007 as a request for a variance, which was denied due to concerns about the system's design. Since the current plan would comply with the code, it does not seem that Board action is necessary.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to accept the concept, leaving the details to engineering staff, and place the matter on file –

Ms. Welch suggested that some effort should be made, as plans are reviewed, to estimate the effect on neighbors in order to address their concerns about flooding.

Mr. Presnal pointed out that the grading of adjacent parcels has never changed. Mr. Zupan said that the homes to the north and south have five-foot retaining walls; this yard is the low spot. The only place overflow would be able to go would be to the east, which is the parcel to which it was originally attached. With everything pitched toward the collection area, it seems that flooding there would be unlikely; it would spill over to the street before that.

Mr. Wheaton clarified that his motion would not require that staff do a hydraulic analysis but to determine if it is properly engineered and in compliance with the city code.

Vote on the motion, Ayes: 4

**Cross Access Easements – 2201 N. Mayfair Road.** Atty. Deborah Tomczyk of Reinhart Boerner Van Deuren, 1000 N. Water Street, Milwaukee, representing Dave & Buster’s, 2201 N. Mayfair Road, reported that the proposed easement would establish cross access to properties to the north and south. The Wisconsin Department of Transportation (DOT) requested the easement in connection with a permit to move driveway access. When those properties develop, the city could assign its easement rights to them to establish a continuous cross connection.

Ms. Welch explained that the goal is to avoid the need for drivers to get back onto the highway to access a neighboring property.

Mr. Wehrley noted that the easement requires the city to obtain future easements from abutting property owners. Ms. Welch said that it is difficult to hold an individual responsible for getting easements across other property. This does make it possible to do that in the future.

Moved by Ms. Ledesma, seconded by Mr. Wheaton to recommend approval of the proposed easements. Ayes: 4

**Emergency Purchase of Storm Sewer Repairs.** The Board reviewed a request for approval of an emergency purchase in the amount of \$4,404.67 for repairs to a collapsed storm sewer in N. 70<sup>th</sup> Street just north of W. Blue Mound Road on September 25-28, 2009. A sewer contractor already working on a city project was able to perform the emergency repairs on a time and materials basis.

Moved by Mr. Wheaton, seconded by Ms. Ledesma to recommend Approval of the emergency purchase. Ayes: 4

**Contract Updates.** Mr. Wehrley updated the status of work on 68<sup>th</sup> Street south of Blue Mound Road, Auburn Avenue, Kensman Street, and bridge repairs.

The meeting adjourned at 8:54 a.m.

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Secretary to the Board