



CITY OF WAUWATOSA

BOARD OF PUBLIC WORKS

MINUTES • MAY 18, 2015

Regular Meeting

Committee Room #1

8:30 AM

7725 West North Avenue, Wauwatosa, WI 53213

BOARD OF PUBLIC WORKS ITEMS

Attendee Name	Title	Status	Arrived
Carla Ledesma	City Clerk	Present	
John Ruggini	Finance Director	Present	
Alan Kesner	City Attorney	Excused	
Paulette Enders	Development Director	Excused	
John Dubinski	Alderman	Present	
William Mainus	Building Inspector	Present	
William Porter	Public Works Director	Present	
William Wehrley	City Engineer	Present	
Michael Steiner	Asst. City Engineer	Present	

It was moved by Mr. Ruggini, seconded by Mr. Mainus to nominate Carla Ledesma as Chair Pro Tem for the Board of Public Works meeting held May 18, 2015. Ayes: 4

1. Board of Public Works meeting minutes of May 4, 2015

Moved by Mr. Mainus, seconded by Ald. Dubinski to approved the minutes as printed. Ayes: 4

RESULT:	APPROVE [UNANIMOUS]
MOVER:	William Mainus, Building Inspector
SECONDER:	John Dubinski, Alderman
AYES:	Ledesma, Ruggini, Dubinski, Mainus
EXCUSED:	Kesner, Enders

2. *Request for award of Contract 15-02 / Project 7003B Burleigh Street Utility and Street Reconstruction from Mayfair Road to Hwy 45 (including underground utility construction, street lighting, and street construction)

Mr. Wehrley commented that two bids were received for Contract 15-02 / Project 7003B Burleigh Street Utility and Street Reconstruction from Mayfair Road to Hwy 45. The bids were half of 1% difference and came in higher than was anticipated. He is recommending award of the contract be made to State Contractors Inc for \$4,491,097.88 being the lowest and best bid.

Mr. Wehrley commented that the state permitted for a 2015 deadline for this work to be completed. The State does not want the City of Wauwatosa in this area in 2016 because work will begin on the Center Street bridge. Mr. Ruggini stated that while the City of Wauwatosa will be over-budget on this project, there is no other option available to delay the project for better pricing and the next available window to complete this project will not occur for three years.

Moved by Mr. Ruggini, seconded by Mr. Mainus to recommend to Council award of Contract 15-02 / Project

7003B, Burleigh Street Utility and Street Reconstruction to State Contractors Inc, in the amount of \$4,491,097.88 being the lowest and best bid. Ayes: 4

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 5/19/2015 7:30 PM
TO:	Common Council
MOVER:	John Ruggini, Finance Director
SECONDER:	William Mainus, Building Inspector
AYES:	Ledesma, Ruggini, Dubinski, Mainus
EXCUSED:	Kesner, Enders

3. Request by Tosa Farmer's Market to use the Hart's Mill parking lot every Saturday from May 30, 2015 - October 17, 2015 from 7:00 a.m. - 12:30 p.m. for the 2015 market season

The Board reviewed a request by Pam Christopherson, Tosa Farmer's Market, to use the Hart's Mill parking lot every Saturday from May 30, 2015 through October 17, 2015 from 7:00 a.m. to 12:30 p.m. for the 2015 market season.

Present in favor: Dana Mc Cormick, 1734 N. 69th Street, Wauwatosa, WI

Ms. Mc Cormick stated that this is the sixth year in which the Tosa Farmer's Market, will be in operation. There are no changes from previous years.

Moved by Ald. Dubinski, seconded by Mr. Ruggini to approve the use of the Hart's Mill parking lot for the Tosa Farmers Market from May 30th through October 17, 2015. Ayes: 4

Ald. Dubinski commented that the Farmer's Market has been so successful that it is now considered a destination.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Dubinski, Alderman
SECONDER:	John Ruggini, Finance Director
AYES:	Ledesma, Ruggini, Dubinski, Mainus
EXCUSED:	Kesner, Enders

4. Request by Robert Oldenburg, Irgens Partners, LLC for an interior vehicular area landscaping variance at 1155 and 1109 N. Mayfair Road

The Board reviewed an application from Robert Oldenburg, Irgens Partners, LLC for an interior vehicular area landscaping variance at 1155 and 1109 N. Mayfair Road.

Present in favor: Robert Oldenburg, Irgens Partners, LLC

Mr. Oldenburg stated that the current owners of the Tosa Center is purchasing the building located at 1109 N. Mayfair Road in order to demolish the existing building and construct a three-story expansion of the Tosa Center. The expansion will consist of 40,977 square feet. Additional parking for the expansion will be provided by a surface parking lot to be constructed at 1109 N. Mayfair Road. Upon completion, 435 parking stalls will be provided and the surface parking will consist of a continuous parking lot across both properties.

The owner would like to begin construction in July and are requesting a variance to the requirement of 10% parking lot interior landscaping requirement. The landscaping located at 1155 N. Mayfair Road will go from 4.8% to 6.1% and the property located at 1109 N. Mayfair Road will go from 0% to 7.1%. The total green space for both properties will be 6.5%. If the variance for the landscaping is not approved, the applicant will not have sufficient parking. The applicant will install islands with landscaping as well as add greenery around the perimeter of the property along Mayfair Road and around the building.

Mr. Mainus asked if the applicant intends to make these two parcels into one parcel. Mr. Oldenburg responded that upon completion, the property will look like one lot but are not consolidating the two lots. Mr. Mainus commented that there are building codes that might prohibit the building to be on two separate lots and this should be clarified prior to building.

Mr. Oldenburg stated that the applicant has been discussing their plans with Ms. Szudy, Planning Department; Karl Schreiber, Building Department; and Mike Steiner, Engineering Department. Mr. Steiner responded that he has met with the applicants but nothing has been finalized and the applicant may need further variances.

Ms. Ledesma asked if the applicant has met the parking lot requirements for this type of business as it relates to amount of stalls. Mr. Oldenburg stated that with this landscaping variance request, they will meet the parking stall requirement, however, if this is not approved, they will be short 20 to 25 stalls.

Mr. Mainus asked if the applicant has submitted actual plans. Mr. Oldenburg responded that they have submitted civil engineering drawings, plans for review by the Design Review Board, and a set of renderings and elevations.

Mr. Mainus felt that this item should be placed on hold until more definite plans are reviewed and approved by the Engineering, Planning and Building departments. Mr Wehrley commented that if the applicant does not request a land combination there will be problems with the setbacks and issues with one building going across two lot lines.

Moved by Mr. Mainus, seconded by Ald. Dubinski to hold this item until the Engineering Department approves plans and comments are received from the Planning Department. Ayes: 4

RESULT:	HELD	Next: 6/1/2015 8:30 AM
TO:	Board of Public Works	

5. Partial Payments

Moved by Mr. Ruggini, seconded by Mr. Mainus to approve the following resolution subject to Finance Department review. Ayes: 4

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 No.</u>	<u>Contract/Project No.</u>	<u>Amount</u>
Stark Asphalt	1	15-01 / 1015 Grand Parkway Paving and Utility Reconstruction	\$110,211.50

Ray Stadler Construction, Inc.	9	13-28 / 8010 2014 Hart Park Improvements - 68 th to 70 th Streets	\$77,105.00
D.C. Burbach, Inc.	1	14-06 / E1014 Alley Repaving	\$83,596.10

RESULT: APPROVED [UNANIMOUS]
MOVER: John Ruggini, Finance Director
SECONDER: William Mainus, Building Inspector
AYES: Ledesma, Ruggini, Dubinski, Mainus
EXCUSED: Kesner, Enders

- 6. Memo from the Director of Public Works requesting approval of final funding analysis and final payment of construction costs for Wisconsin Department of Transportation Project ID: 2202-01-00, 70 (Blue Mound Road from 66th Street to Story Parkway) to the City of Milwaukee as lead agency

Mr. Wehrley stated that this was a construction project of W. Blue Mound Road, North 66th Street to North Story Parkway dating back 10 years that is now complete. The City of Milwaukee was the lead agency and with the final audit by the Department of Transportation, the City of Wauwatosa’s responsibility for final payment if \$653.12, payable to the City of Milwaukee.

Moved by Mr. Ruggini, seconded by Ald. Dubinski to approve the following resolution subject to Finance Department review. Ayes: 4

RESOLUTION

WHEREAS, the Board of Public Works has accepted the construction work of West Blue Mound Road, North 66th Street to North Story Parkway and work incidental thereto in the City of Wauwatosa under Wisconsin Department of Transportation Project ID 2202-01-00,70 and the same is ready for final payment; and

WHEREAS, the City of Milwaukee was lead agent on the project under Common Council Resolution R-02-224.

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

Section 1. That the construction work of West Blue Mound Road, North 66th Street to North Story Parkway under Wisconsin Department of Transportation Project ID 2202-01-00, 70 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 six hundred fifty-three dollars and twelve cents (\$653.12) to the City of Milwaukee as the final payment under said contract.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Ruggini, Finance Director
SECONDER:	John Dubinski, Alderman
AYES:	Ledesma, Ruggini, Dubinski, Mainus
EXCUSED:	Kesner, Enders

7. Contract Updates

Mr. Wehrley stated that street lighting work is being done on Grand Parkway. Sidewalk removals are being done on Milwaukee Avenue and will be completed in stages. Wisconsin Avenue bridge will close today and the Blue Mound bridge will re-open.

Meeting adjourned at 8:57 a.m.

bg

Carla A. Ledesma, CMC, City Clerk