

## Sidewalk Repair Program – Maintenance FAQ

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**Q: Why is the cost of repairing the public sidewalk assessed to the bordering property?**

A: State law dictates that property owners are responsible for repair or replacement of unsafe or defective sidewalk in the public right-of-way adjacent to their property. Many property owners are not prepared to perform the necessary work themselves, so we perform the work and assesses the cost to the property owner. By issuing a bid for all the work in the city under one contract, we typically see economies of scale in price. The state law that outlines this is Wisconsin State Statutes s. 66.0907(3).

**Q: How do we determine whether a sidewalk section needs replacement or repair?**

A: Our inspectors walk the proposed sidewalk program area to identify unsafe or defective sidewalks that are potential pedestrian hazards. Unsafe or defective sidewalks could be:

- Raised (3/4 of an inch or more)
- Settled (3/4 of an inch or more)
- Excessively tilted
- Badly cracked
- Badly deteriorated.

**Q: Can I choose to hire my own contractor to perform the work you require?**

A: Yes, you have the option of hiring your own qualified contractor to perform the required work. If you choose to do this, then you **must** notify the Engineering Division in writing or by e-mail no later than the date specified in the Sidewalk Repair notification letter. You can email these notifications to Paul Fassbender, Engineering Technician, at [pfassbender@wauwatosa.net](mailto:pfassbender@wauwatosa.net).

You need to sign an agreement form agreeing that you will complete the work by a designated date. We will then delete the work and the associated assessment from the sidewalk repair program. If we do not receive a notification by the date specified in the Sidewalk Repair notification letter, our contractor would perform the required work.

You or your contractor must also obtain a Street Occupancy Permit for Drive Approach, Sidewalk and Paving in City Right-of-Way at the Engineering Division prior to performing the work. We waive the permit fees for you if you are within the sidewalk program area and are repairing or replacing sidewalk that we have identified as defective.

**Q: Do other options exist besides replacement for privately repairing unsafe or defective sidewalk?**

A: Depending on the type of problem, some alternatives to replacement you can employ include:

- Mudjack raising of sidewalk sections which are settled/depressed.
- Grind down the edge of a raised sidewalk section to match adjacent sidewalk.
- Epoxy patching of defects such as holes in slabs or widened joints between slabs.

If you choose to do any work yourself or with your own contractor, please contact the Engineering Division by the date specified in the Sidewalk Repair notification letter. We will then change our contractor's work schedule. If we do not receive notification by the specified date, we cannot guarantee that we can modify our contractor's schedule.

**Q: What should I do when the sidewalk in front of my property is unsafe or defective but my property is *not* in this year's Sidewalk Repair Program area?**

A: Property owners always have the option of doing repairs themselves or hiring a qualified contractor to do so. Please see the information listed in the previous question and call the Engineering Division to discuss your project and to obtain the necessary permits. The cost of the Street Occupancy Permit for Drive Approach, Sidewalk and Paving in City Right-of-Way for those properties not within the sidewalk program area is dependent on the amount of work completed.

**Q: I still have questions. Who can help me?**

A: For more information about the Sidewalk Repair Program, please contact:

- Paul Fassbender Engineering Technician  
Phone: 414-479-8928  
E-mail: [pfassbender@wauwatosanet.net](mailto:pfassbender@wauwatosanet.net)
- Ryan Christensen - Civil Engineer  
Phone: 414-479-3558  
E-mail: [rchristensen@wauwatosanet.net](mailto:rchristensen@wauwatosanet.net)