

Sidewalk Repair Program – Construction FAQ

Q: Why do we have a Sidewalk Repair Program?

A: Sidewalks are an essential asset to the community that provide safe routes to schools, residential areas, commercial establishments, and more. Repair or replacement of unsafe sidewalks is necessary for pedestrian safety. We have a sidewalk repair program to ensure that sidewalks in the public right-of-way are in good condition for the benefit of all pedestrians.

Q: How do we determine the geographical area covered by the annual Sidewalk Repair Program?

A: There are over 5 million square feet of public sidewalk in Wauwatosa. We attempt to inspect approximately 10% of that area annually so that we can repair or replace unsafe or defective sidewalk in a 10-year cycle. Once a sidewalk repair program is complete in your neighborhood, 10 years will typically pass before the program is in your neighborhood again.

A map of the sidewalk repair program areas proposed for the next 10 years is on our website. The proposed areas vary in size because sidewalk distribution is not uniform throughout Wauwatosa. We may revise the sidewalk program boundaries annually depending on the budget.

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: Do we notify property owners about the amount of work planned and the estimated cost prior to beginning the work?

A: Yes, State Statute 66.0907(3) states that we must provide a notice letter to property owners at least 20 days prior to the start of work. The letter lists the quantity of work planned and the estimated assessment cost of the work.

Q: I am a property owner and received my letter regarding sidewalk work, what should I do next?

A: If you agree to the work and would like the work done by the City's contractor, you do nothing. If we do not hear from you, we repair the sidewalk as listed on the initial assessment and marked on the concrete in front your property.

If you do not agree with the amount of work listed on the initial assessment, you **must** notify the Engineering Division in writing or by e-mail no later than the date specified in the Sidewalk Repair notification letter.

Q: When will the required repair or replacement work be done?

A: The letter will tell you the approximate construction time frame for the entire Sidewalk Program area. Unfortunately, we cannot predict the exact days during that period when work will occur at your property. However, you can anticipate that work will begin soon when you see that barricades are being delivered or set up in your neighborhood.

Q: Where should I park if part of my driveway is under construction?

A: If you cannot access your driveway due to construction work, park on the street, but not in a no parking zone. We will provide each residence that may have driveway access obstructed with two overnight street parking permits before work begins. If you need more than two permits then please contact us.

Q: My drive approach is heaved, cracked and/or in need of repair. Will you fix that problem with the Sidewalk Repair Program?

A: We do not evaluate drive approaches for problems. You have the option of hiring the City's contractor or your own qualified contractor to perform the required work. If you choose to do this, notify the Engineering Division.

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.

Q: My driveway got new concrete yesterday. When can I use my driveway again?

A: New concrete typically requires 7 days of cure time before the concrete can support the weight of a vehicle. Cure time could be longer depending on the contractor's operations. We ask that residents do **not** drive on any new concrete until our contractor has removed the barricades.

If you move the barricades before our contractor does so and drive on the new concrete prematurely it could damage the concrete. If this happens, we may direct the contractor to redo the work, necessitating an additional seven days cure time. Your property's assessment would incur the added cost.

Q: What should I do if I would like to have additional work done along my property's frontage in addition to the work you are planning to do?

A: You can request to have additional work done in the public right-of-way abutting your property by submitting a written request to our Engineering Division before the work starts. You are required to sign an Additional Work Request form to authorize the work. We will charge you at the applicable assessment rate for the additional work.

Q: The sidewalk in front of my property has a ponding problem. Will you fix that problem with the Sidewalk Repair Program?

A: We do not evaluate sidewalk sections for problems related solely to grading or standing water (i.e., ponding), **unless** we receive a written request from the property owner. If we receive a written request, we will determine the amount of work needed to reduce the problem. If you agree to have the additional work done, you will sign an Additional Work Request form and we will assess you the cost of the work at the applicable assessment rate.

Q: What should I do if I have a buried electric dog fence or sprinkler system in the ground next to the sidewalk which is marked for replacement?

A: If you have buried electric dog fencing or a functional underground sprinkler system in the ground next to the sidewalk we are replacing, please contact us as soon as possible. We will warn our contractor to minimize disturbance to that area as much as possible.

Our contractor will also try to minimize damage or disturbance to retaining walls, custom stamped concrete, decorative pavers, or flower beds located in the public right-of-way adjacent to the proposed work. However, please be aware that neither the contractor nor we are liable for the repair or restoration of features that you or a previous property owner privately constructed in the public right-of-way.

Q: Am I responsible for replanting and watering the grass which was disturbed?

A: Our contractor will install sod or seed to restore any grass area disturbed by the sidewalk work and will water the area for ten days. After the ten days, you are responsible for watering the area regularly for at least two weeks to help ensure proper grass growth.

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

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

- Paul Fassbender – Engineering Technician
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- Ryan Christensen - Civil Engineer
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