



# Wauwatosa, WI

## Board of Public Works

### Meeting Agenda

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Wednesday, May 13, 2026

9:00 AM

Zoom Only:  
<https://servetosa.zoom.us/j/89415047159>,  
Meeting ID: 894 1504 7159

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#### Regular Meeting

#### VIRTUAL MEETING INFORMATION

Members of the public may observe and participate in the meeting via Zoom only at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF MINUTES

1. Approval of Minutes from the April 22nd, 2026 Regular Meeting [26-0816](#)

#### NEW BUSINESS

1. Consideration of application for sidewalk café permit by Jordan Cole, North 48 MKE LLC, d/b/a North 48 Bar, 7603 W. State Street [26-0792](#)

*Recommendation: Common Council*

2. Consideration of application for Street Vendor permit by Country Fresh Farms for the sale of frozen meat in the Lowe's parking lot, 12000 W. Burleigh Street, between May 20-24, 2026 [26-0848](#)
3. Consideration of application for Street Vendor permit by Homestead Steaks d/b/a Stampede Ranch, for the sale of prepackaged frozen meats in the Mayfair Mall parking lot, 2500 N. Mayfair Road, between May 22 - 26, 2026 [26-0852](#)
4. Request to utilize a portion of the City Hall parking lot for Wauwatosa Green Summer education, outreach and plant distribution. [26-0808](#)

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5. Request from the Engineering Division for approval of the Relocation Order and Acquisition Plat for the reconstruction of W. North Ave. from Met to Wee Ln. to Wauwatosa Ave. which includes two bridge replacements over the Menomonee River (CIP Projects #2301 & #1127). [26-0847](#)  
*Recommendation:* Common Council
  6. Consideration of request by Engineering Division for the execution of an Intergovernmental Cooperation Agreement (ICA) with the Milwaukee Metropolitan Sewerage District (MMSD) for the Schoonmaker Creek Watershed Modeling [26-0849](#)
  7. Request for approval of contract modification for Contract 25-01 Wisconsin Avenue & 70th Street Improvements [26-0754](#)  
*Recommendation:* Common Council
  8. Request for approval of Final Payment for Contract 24-61/Project 6216 DPW Incinerator Building Demolition [26-0827](#)
  9. Consideration of request for a variance to City Code section 8.44.090 for a driveway approach width greater than 30 feet at Fire Station 53 on W Innovation Drive [26-0850](#)
  10. Consideration of a waiver of the competitive bidding process for the 2026 Aggregate Sealcoating Program, and approval of Contract Change Order #1 to Contract 25-18 with Scott Construction, Inc. to add the 2026 aggregate sealcoating work in the amount of \$203,941.98. [26-0851](#)  
*Recommendation:* Common Council
  11. Consideration of ratification of project partial payments for work completed pursuant to the terms of the contract [26-0817](#)

## **ADJOURNMENT**

### NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [tclerk@wauwatosa.net](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0816

**Agenda Date:** 5/13/2026

**Agenda #:** 1.

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Approval of Minutes from the April 22<sup>nd</sup>, 2026 Regular Meeting



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0792

**Agenda Date:** 5/13/2026

**Agenda #:** 1.

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Consideration of application for sidewalk café permit by Jordan Cole, North 48 MKE LLC, d/b/a North 48 Bar, 7603 W. State Street

**Submitted by:**

Zach Kessler, Director of Municipal Services

**Department:**

Municipal Services

**A. Issue**

Jordan Cole of North 48 Bar LLC, d/b/a North 48 Bar, 7603 W. State Street, has submitted an application for a new sidewalk café license.

Section 6.38.090 of the Wauwatosa Municipal Code requires applications for new sidewalk café licenses to be reviewed and approved by the Board of Public Works. Additionally, Section 6.38.160 of the code requires Council approval if the application includes the use of on-street parking spaces.

The applicant is requesting a sidewalk café license to provide outdoor seating at the North 48 Bar, located at 7603 W. State Street. Application materials, including a detailed plan drawing, written plan of operations (includes hours of operation and capacity information), and certificate of insurance, are included with this file.

**B. Departmental Review**

The application was routed to several City departments for review. Comments are listed below.

**Police:** No issues.

**Engineering:** Detail for the proposed pedestrian barriers must be provided and subject to approval by City Engineering. The proposed seating is taking up parking spaces in the street. Per City Code 6.38.160, the use of on-street spaces must be approved by the Common Council.

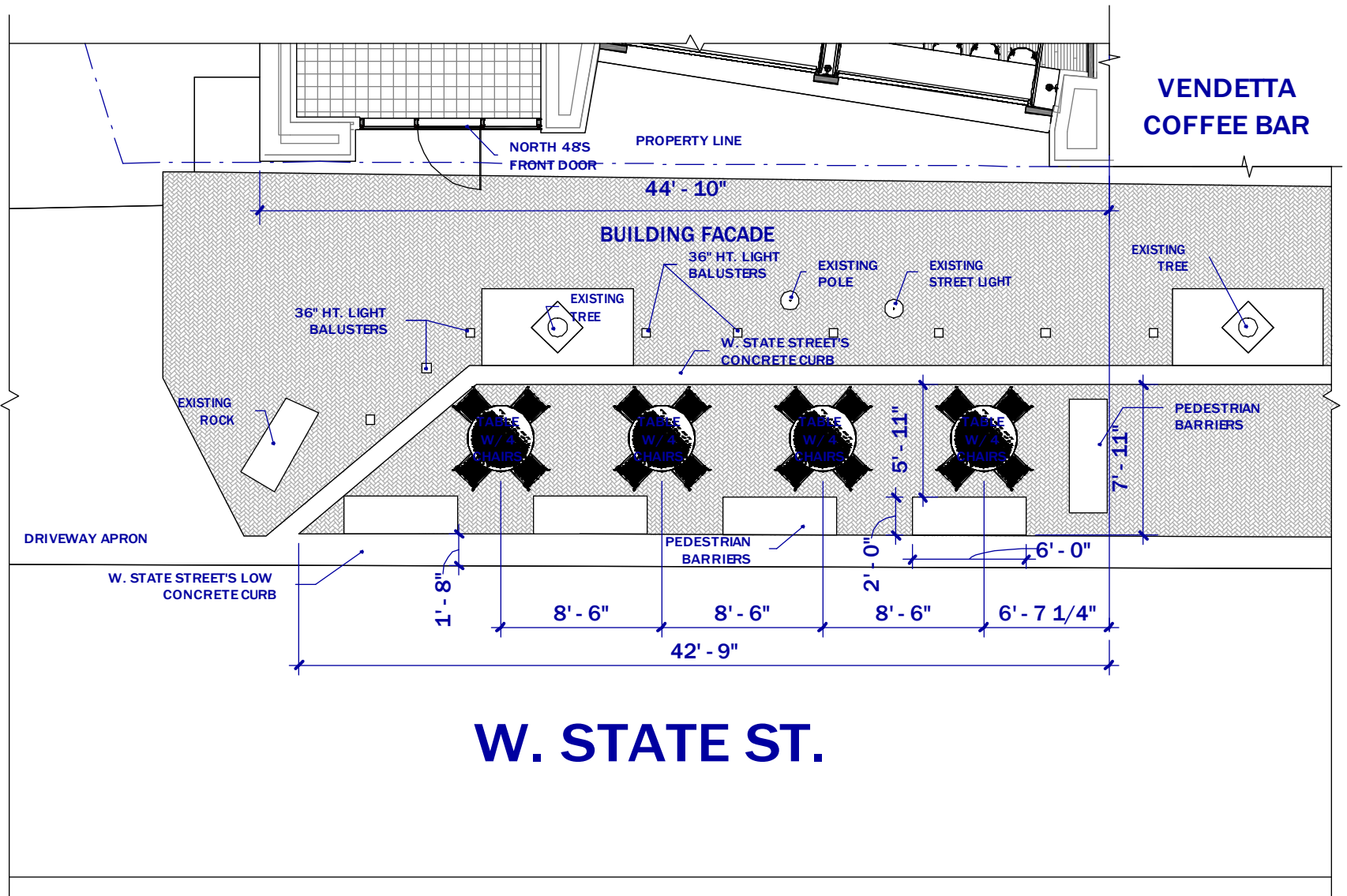
**Planning:** No issues.

**City Attorney:** No issues.

**C. Recommendation**

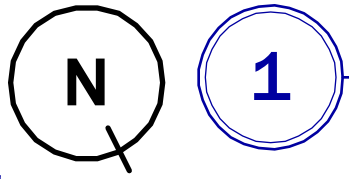
I recommend the Board of Public Works recommend approval of the application by Jordan Cole, North 48 Bar LLC, d/b/a North 48 Bar, 7603 W. State Street, for a sidewalk café license.

*Recommendation: Common Council*



**W. STATE ST.**

**OWNER:**  
 NORTH 48  
 JORDAN COLE  
 C. 414.405.3773  
 O. 262.977.4040  
 NORTH48BAR@GMAIL.COM



**OUTDOOR SEATING PLAN**

SCALE: 1/8" = 1'-0"



**PROJECT:**  
 NORTH 48

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LEX DESIGN GROUP ©2026  
 262.236.9481  
 alex@lexdesigngroup.com

4.21.2026

7603 W. STATE ST.,  
 WAUWATOSA, WI, 53213

**OUTDOOR SEATING PLAN**

SCALE:  
 As indicated

**G002**

## North 48 MKE Sidewalk Cafe Plan

7603 W. State st Wauwatosa, WI 53213

Proposed hours for sidewalk seating

Sunday noon to 10pm

Monday - Wednesday 4pm to 10pm

Thursday 4pm to 11pm

Friday 3pm to midnight

Saturday noon to midnight

Capacity to seat 16 persons with room for 20 more standing. Total 36 persons

Expected to have 20 to 60 persons in a day for sidewalk seating

Occupancy limited to 99 persons

Sidewalk will be open for pedestrians, tables for sidewalk cafe will be closest to the street where parking is now

Our employees will frequently be outside to collect cups, will also collect and dispose of any trash left behind and will be sure theres no litter on the ground

We will provide 2 trash cans for our customers and employees to dispose of trash

No noise other than customers talking will be outside





# Wauwatosa, WI

## Staff Report

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**File #:** 26-0848

**Agenda Date:** 5/13/2026

**Agenda #:** 2.

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Consideration of application for Street Vendor permit by Country Fresh Farms for the sale of frozen meat in the Lowe's parking lot, 12000 W. Burleigh Street, between May 20-24, 2026

**Submitted by:**

Zach Kessler, Director of Municipal Services

**Department**

Municipal Services

**A. Issue**

Country Fresh Farms has applied for a Street Vendor permit to sell frozen meat in the Lowe's parking lot at 12000 W. Burleigh Street between May 20-24, 2026.

Requirements for Street Vendors are outlined in Chapter 6.50 of the Wauwatosa Municipal Code. Street Vendor permits require Board of Public Works review and approval. Application materials, including an application form, map, and certificate of insurance, are attached to this file.

The applicant intends to store the meat in a 26' freezer truck, and set up a 10' x 10' pop-up canopy tent where sales will be conducted. The truck and tent will utilize six total parking spaces.

**B. Department Review**

The application was routed to the City's Engineering Division and Police Department for review. Comments are outlined below.

**Engineering:** The proposed location does not impact any designated handicap parking spaces or negatively impact parking lot circulation. No objections to the request.

**Police:** No concerns.

**C. Recommendation**

I recommend the Board of Public Works approve the application by Country Fresh Farms for a Street Vendor permit for the sale of frozen meat at 12000 W. Burleigh Street between May 20-24, 2026.

CITY OF WAUWATOSA  
STREET VENDOR LICENSE APPLICATION  
BOARD OF PUBLIC WORKS APPROVAL REQUIRED

Date May 6, 2026

- I hereby apply for a Street Vendor License according to the provisions of Wauwatosa City Ordinance, Ch. 6.50
- I hereby apply for an Ice Cream Street Vendor License according to the provisions of Wauwatosa City Ordinance Ch.6.100

Name of Applicant (print) Harry Peaden Date of Birth 11/07/1985

Address 55 INLAND CIRCLE city Newnan State GA Zip 30262

Home Phone 678 378 6558 Prior Address (within 2 years) NA

Trade / Business Name Country Fresh Farms

Business Address 5081 Union St Union City GA 30291 Business Phone 904 217 9427

Type of Merchandise USDA frozen meat Specific Location of Sale (see notes below) Lowes 1200 West Burleigh St 53222

Type of Vehicle or Structure (see notes below) 10x10 canopy

Date(s) of Sale 5/20-24/26 Hours of Operation 8am - 7pm # of Employees 1

Premises where merchandise is stored Lowes 1200 West Burleigh St 53222 in 26' freezer truck

Have you been convicted of violating any law substantially related to street vending within the past 5 years? NO

If so, where? NA Charge NA

Have you previously applied for this type of license in Wauwatosa? NO When? \_\_\_\_\_ Granted? \_\_\_\_\_

Driver's License # 057844514 Issued by State of GA

I understand that my license is non-assignable and must be carried with me at all times. I hereby certify that all of the answers to the above questions are true and correct.

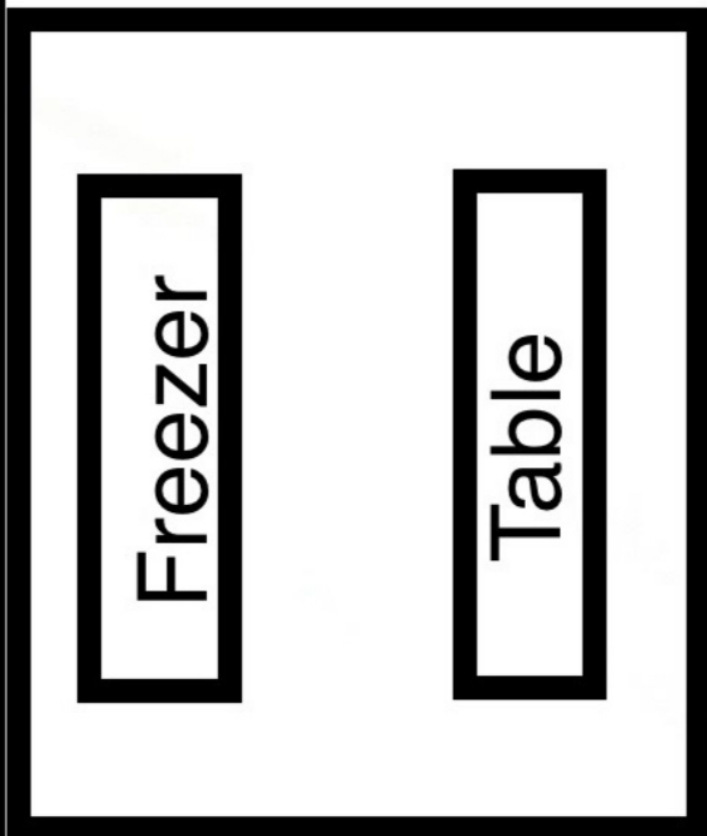
Signature of Applicant *HP*

Notes:

- A. Parking Lots: If planning to use a parking lot, please attach a detailed diagram giving all pertinent dimensions. Indicate total parking spaces and any parking spaces that would be displaced.
- B. Setbacks: No sales are permitted in front yard or side yard setbacks without approval of the Board of Zoning Appeals.
- C. Tents: If planning to use a tent, please contact the Wauwatosa Fire Inspection Bureau, 414-471-8457.
- D. Ice Cream Vending Vehicles: Ice cream vending vehicles are prohibited from stopping, standing, or parking to sell their products within fifteen feet, either in front or behind any other parked vehicle. The ice cream vehicle vendor must leave adequate sight distance at all times between his/her vehicle and any potentially view-blocking object (Sec. 6.100.020 of City Ordinance).
- E. Liability Insurance: The Board of Public Works may require the applicant to obtain and furnish evidence of liability insurance in an amount and form determined appropriate by the Board (Sec. 6.50.050 of City Ordinance).

Copy: Police Dept., Fire Dept.





3x2 A Frame

Sign



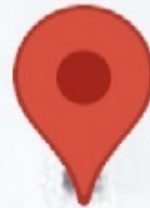
10x10 pop up canopy

Office Depot

LDI



SIX TOTAL PARKING SPACES



Lowe's Home Improvement  
Home improvement & hardware retailer

Dollar Tree



Complete

e



W Burleigh St



ing

st

COUNTRY FRESH FARMS INC.  
NANCY FUIUGEN  
10 CELEBRATION WAY  
PEACHTREE CITY, GA 30269



**WISCONSIN DEPARTMENT OF AGRICULTURE,  
TRADE AND CONSUMER PROTECTION**

**License, Permit or Registration**

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated.

<b>ACTIVITY</b> Mobile Retail - Not Serving Meals, Prepackaged	<b>EXPIRATION DATE</b> 6/30/2026	<b>LICENSE NUMBER</b> ATCP-007079
<b>LICENSEE MAILING ADDRESS</b> ATCP-L18655 COUNTRY FRESH FARMS INC. 10 CELEBRATION WAY, PEACHTREE CITY, GA 30269	<b>NOT TRANSFERABLE</b>	<b>BUSINESS / ESTABLISHMENT ADDRESS</b> COUNTRY FRESH FARMS MOBILE GEORGIA MADISON, WI 53708

All Permits expire on June 30<sup>th</sup>; it is the responsibility of the licensee to make sure all applicable fees are received by the Department before July 1<sup>st</sup> or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30<sup>th</sup> from your licensing authority, you should send in your payment for renewing your permit to the following address:

**WI DATCP  
PO Box 93296  
MILWAUKEE, WI 53293-3296  
(608) 224-4720**

\* Include the name of your facility and the ID number.



COUNTRY FRESH FARMS INC.  
NANCY FUIUGEN  
10 CELEBRATION WAY  
PEACHTREE CITY, GA 30269



**WISCONSIN DEPARTMENT OF AGRICULTURE,  
TRADE AND CONSUMER PROTECTION**

**License, Permit or Registration**

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated.

<b>ACTIVITY</b> Mobile Retail - Not Serving Meals, Simple Non-TCS	<b>EXPIRATION DATE</b> 6/30/2026	<b>LICENSE NUMBER</b> ATCP-004611
<b>LICENSEE MAILING ADDRESS</b> ATCP-L18655 COUNTRY FRESH FARMS INC. 10 CELEBRATION WAY, PEACHTREE CITY, GA 30269	<b>NOT TRANSFERABLE</b>	<b>BUSINESS / ESTABLISHMENT ADDRESS</b> COUNTRY FRESH FARMS UNIT 2 MOBILE GEORGIA MADISON, WI 53708

All Permits expire on June 30<sup>th</sup>; it is the responsibility of the licensee to make sure all applicable fees are received by the Department before July 1<sup>st</sup> or a late payment fee will be assessed.

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**WI DATCP  
PO Box 93296  
MILWAUKEE, WI 53293-3296  
(608) 224-4720**

\* Include the name of your facility and the ID number.





**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED - BLANKET**

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

### **A. Additional Insureds**

Each of the following is added to Paragraph **C. Who Is An Insured** in **Section II – Liability**, but only as specifically described by the following:

1. Any person or organization for whom you are performing operations is also an additional insured, when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be included as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for “bodily injury”, “property damage”, “personal and advertising injury” caused in whole or part, by:
  - a. Your acts or omissions; or
  - b. The acts or omissions of those acting on your behalf;

In the performance of your ongoing operations or “your work” included within the “products-completed operations” hazard for the additional insured at the location designated and described in the written contract or agreement.

This insurance does not apply to “bodily injury”, “property damage” or “personal and advertising injury” arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

- a. The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
  - b. Supervisory, inspection, architectural or engineering activities.
2. Any state or political subdivision, subject to the following additional provisions:

- a. This insurance applies only with respect to the following hazards for which a state or political subdivision has issued a permit in connection with premises you own, rent, or control and to which this insurance applies:
    - (1) The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decorations and similar exposure;
    - (2) The construction, erection or removal of elevators; or
    - (3) The ownership, maintenance or use of any elevators covered by this insurance.
  - b. This insurance applies only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit. This insurance does not apply to:
    - (1) “Bodily injury”, “property damage” or “personal and advertising injury” arising out of operations performed for the state or municipality;
    - (2) “Bodily injury” or “property damage” included within the products-completed operations hazard; or
3. Any person(s) or organization(s) with a controlling interest in you but only with respect to their liability arising out of:
    - a. Their financial control of you; or
    - b. Premises they own, maintain or control while you lease or occupy these premises.

This insurance does not apply to structural alterations, new construction and demolition operations performed by or for such additional insured.

4. Any manager or lessor of premises to whom you are obligated by virtue of a written "Insured Contract" to provide insurance such as afforded by this policy, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you. This insurance does not apply to:

- a. Any "occurrence" which takes place after you cease to be a tenant in that premises; or
- b. Structural alterations, new construction or demolition operations performed by or for such additional insured.

5. Any person or organization as mortgagee, assignee or receiver but only with respect to their liability as mortgagee, assignee or receiver and arising out of the ownership, maintenance or use of the premises by you.

This insurance does not apply:

- a. Any "occurrence" that takes place after you cease to be a tenant in that premises; or
- b. Structural alterations, new construction or demolition operations performed by or for such additional insured.

6. Any person or organization arising out of the ownership, maintenance or use of that part of the land leased to you and subject to the following additional exclusions.

This insurance does not apply to:

- a. Any "occurrence" which takes place after you cease to lease that land; or
- b. Structural alterations, new construction or demolition operations performed by or on behalf of such additional insured.

7. A co-owner of a premises and covered under this insurance but only with respect to liability as co-owner of such premises.

8. Any person(s) or organization(s) who is the lessor of leased equipment to you, and required by the lease to be included as an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by your maintenance, operation or use by you of equipment leased to you by such person(s) or organization(s).

With respect to the insurance afforded these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

9. Any person(s) or organization(s) (referred to below as vendor) is also an additional insured, but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business, subject to the following additional exclusions:

a. The insurance afforded the vendor does not apply to:

- (1) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (2) Any express warranty unauthorized by you;
- (3) Any physical or chemical change in the product made intentionally by the vendor;
- (4) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
- (5) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
- (6) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
- (7) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

- (8) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
  - (a) The exceptions contained in Sub-Paragraphs (4) or (6); or
  - (b) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
- b. This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container entering into, accompanying or containing such products.
- B. The following is added to Paragraph H. **Other Insurance** in **Section III - Common Policy Conditions**:

Primary Additional Insured – If a written contract or agreement or permit requires this insurance to be primary for any person or organization with whom you agree to include in paragraph C. **Who Is An Insured** in **Section II – Liability**, this Other Insurance provision is applicable. This insurance is primary. This insurance is also non-contributory which means we will not seek contribution from other insurance available to the person or organization with whom you agree to include in **Who Is An Insured**.



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0852

**Agenda Date:** 5/13/2026

**Agenda #:** 3.

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Consideration of application for Street Vendor permit by Homestead Steaks d/b/a Stampede Ranch, for the sale of prepackaged frozen meats in the Mayfair Mall parking lot, 2500 N. Mayfair Road, between May 22 - 26, 2026

**Submitted by:**

Deyanira Nevarez

**Department:**

City Clerk

**A. Issue**

Homestead Steaks d/b/a Stampede Ranch has applied for a Street Vendor permit to sell prepackaged frozen meats in the northwest corner of the Mayfair Mall parking lot from May 22-26, 2026

Requirements for Street Vendors are outlined in Chapter 6.50 of the Wauwatosa Municipal Code. Street Vendor permits require Board of Public Works review and approval. Application materials, including an application form, map, and certificate of insurance, are attached to this file.

The applicant intends to store meat in a 26' freezer truck and set up a 10' x 10' tent where sales will be conducted.

**B. Department Review**

The application was routed to the City Attorney, City's Engineering Division and Police Department for review. Comments are outlined below.

City Attorney: No concerns.

Engineering: No concerns.

Police: No concerns.

**C. Recommendation**

I recommend the Board of Public Works approve the application by Homestead Steaks d/b/a Stampede Ranch for a Street Vendor permit for the sale of prepackaged frozen meats in the Mayfair Mall parking lot, 2500 N. Mayfair Road between May 22 - 26, 2026

Fee: \$60.00 per year  
01-311-4320-000

License No. \_\_\_\_\_

CITY OF WAUWATOSA  
STREET VENDOR LICENSE APPLICATION  
BOARD OF PUBLIC WORKS APPROVAL REQUIRED

Date May 1 2016

I hereby apply for a Street Vendor License according to the provisions of Wauwatosa City Ordinance, Ch. 6.50

I hereby apply for an Ice Cream Street Vendor License according to the provisions of Wauwatosa City Ordinance Ch.6.100

Name of Applicant (print) Corrie Martin Date of Birth 09/16/1976

Address 2660 E 32nd St STE 101 City Joplin State MO Zip 64804

Home Phone \_\_\_\_\_ Prior Address (within 2 years) \_\_\_\_\_

Trade / Business Name Homesread Steaks (DBA) Stampede Ranch

Business Address 2660 E 32nd St STE 101 Joplin MO Business Phone (417) 658-6450

Type of Merchandise Prepackaged Frozen USA Meat Specific Location of Sale (see notes below) \_\_\_\_\_

Type of Vehicle or Structure (see notes below) 26ft reefer truck 10x10 tent

Date(s) of Sale May 22 - 26 Hours of Operation 9am - 1pm # of Employees 1

Premises where merchandise is stored 2500 Mayfair Rd Wauwatosa, WI 53226

Have you been convicted of violating any law substantially related to street vending within the past 5 years? NO

If so, where? \_\_\_\_\_ Charge \_\_\_\_\_

Have you previously applied for this type of license in Wauwatosa? yes When? August 2015 Granted? yes

Driver's License # U0168109004 Issued by State of Missouri

I understand that my license is non-assignable and must be carried with me at all times. I hereby certify that all of the answers to the above questions are true and correct.

Signature of Applicant [Signature]

Notes:

- A. Parking Lots: If planning to use a parking lot, please attach a detailed diagram giving all pertinent dimensions. Indicate total parking spaces and any parking spaces that would be displaced.
- B. Setbacks: No sales are permitted in front yard or side yard setbacks without approval of the Board of Zoning Appeals.
- C. Tents: If planning to use a tent, please contact the Wauwatosa Fire Inspection Bureau, 414-471-8457.
- D. Ice Cream Vending Vehicles: Ice cream vending vehicles are prohibited from stopping, standing, or parking to sell their products within fifteen feet, either in front or behind any other parked vehicle. The ice cream vehicle vendor must leave adequate sight distance at all times between his/her vehicle and any potentially view-blocking object (Sec. 6.100.020 of City Ordinance).
- E. Liability Insurance: The Board of Public Works may require the applicant to obtain and furnish evidence of liability insurance in an amount and form determined appropriate by the Board (Sec. 6.50.050 of City Ordinance).

Copy: Police Dept., Fire Dept.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kraft Insurance Services PO BOX 2667 2701 Bird Ave Joplin MO 64803-2667	CONTACT NAME: Shelly Kraft	FAX [A/C, No]:
	PHONE [A/C, No, Ext]: (417) 624-6565	E-MAIL ADDRESS: skraft@kraftins.com
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Homestead Steaks LLC, Premier MidwestBeef LLC, Midwest Best Choice Dist LLC 2660 E. 32nd St Ste. 101 Joplin MO 64804	INSURER A: Scottsdale Insurance Company	41297
	INSURER B:	
	INSURER C: AIG Specialty Ins Co	26883
	INSURER D:	
	INSURER E: RLI	13056
	INSURER F:	

## COVERAGES

CERTIFICATE NUMBER: HOME2605051557310

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			CPS8213824	05/18/2025	05/18/2026	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 5,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB			927BE10034	05/18/2025	05/18/2026	COMBINED SINGLE LIMIT (Ea accident) \$
	<input checked="" type="checkbox"/> EXCESS LIAB						BODILY INJURY (Per person) \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			LSM5005454	06/16/2026	06/16/2027	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
	BOND- City of ANkeny IA						5,000

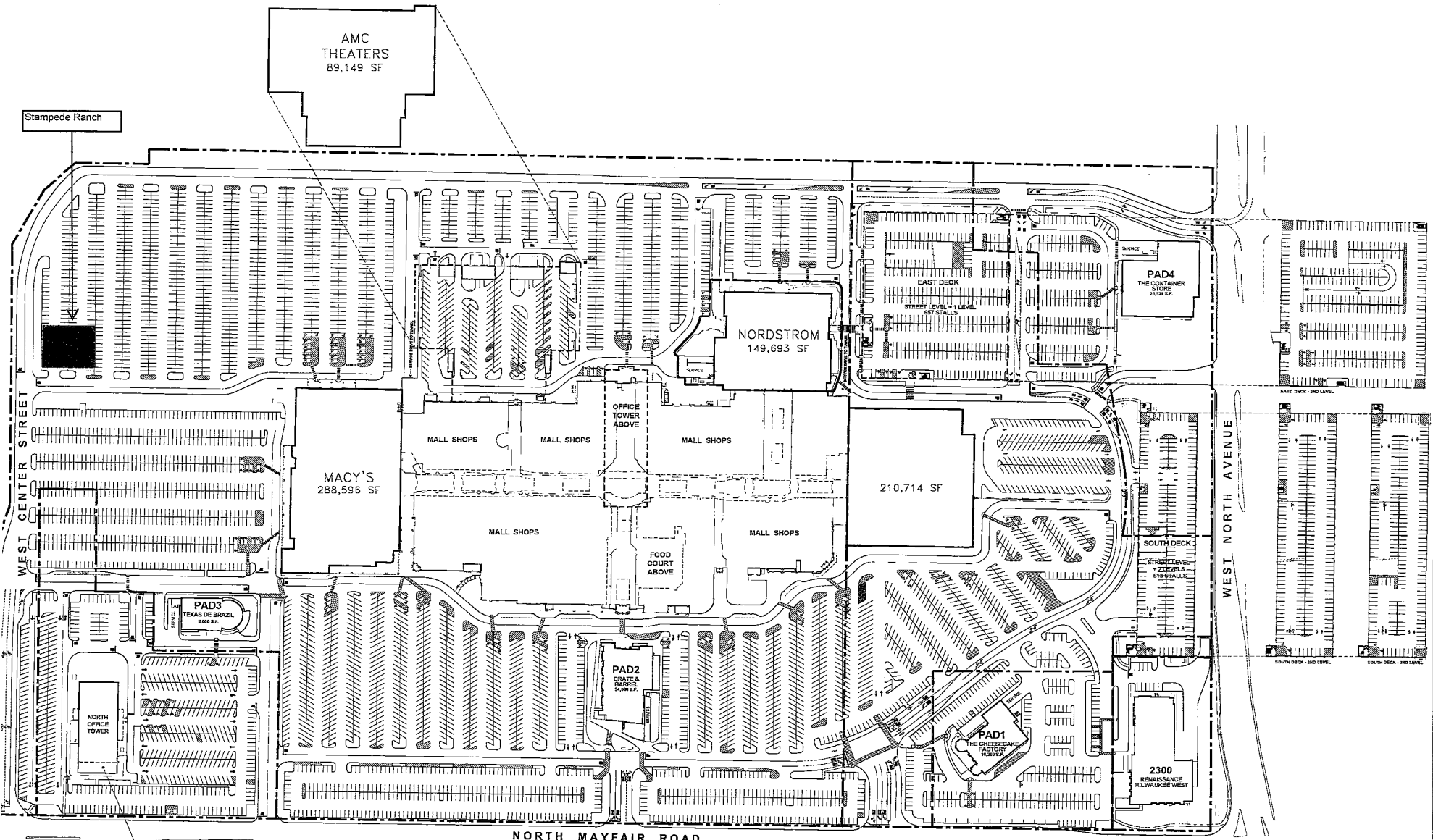
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Wauwatosa 7725 W North Ave  Wauwatosa WI 53213	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Randal Kraft

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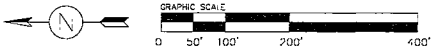
Stampede Ranch

WEST CENTER STREET

WEST NORTH AVENUE

NORTH MAYFAIR ROAD

100  
DIAMOND DIRECT  
4.500 A.P.



EXISTING MAJOR  
STREETS ARE  
SHOWN IN  
DASHED LINES  
AND EXISTING  
STREETS TO BE  
REMOVED ARE  
SHOWN IN  
DOTTED LINES  
ALL OTHER LINES  
ARE NEW

PROJECT NO.  
DRAWN BY:  
© Brookfield F

DESCRIPTION

SITE

SHEET NO.

S



# Wauwatosa, WI

## Staff Report

---

**File #:** 26-0808

**Agenda Date:** 5/13/2026

**Agenda #:** 4.

---

Request to utilize a portion of the City Hall parking lot for Wauwatosa Green Summer education, outreach and plant distribution.

**Submitted by:**

Maggie Anderson, Senior Civil Engineer

**Department:**

Public Works

On behalf of the Wauwatosa Green Summer, I would like to request the use of a portion of the City Hall parking lot on the following date. The area for setup at the southern edge of the lot is shown on the attachment.

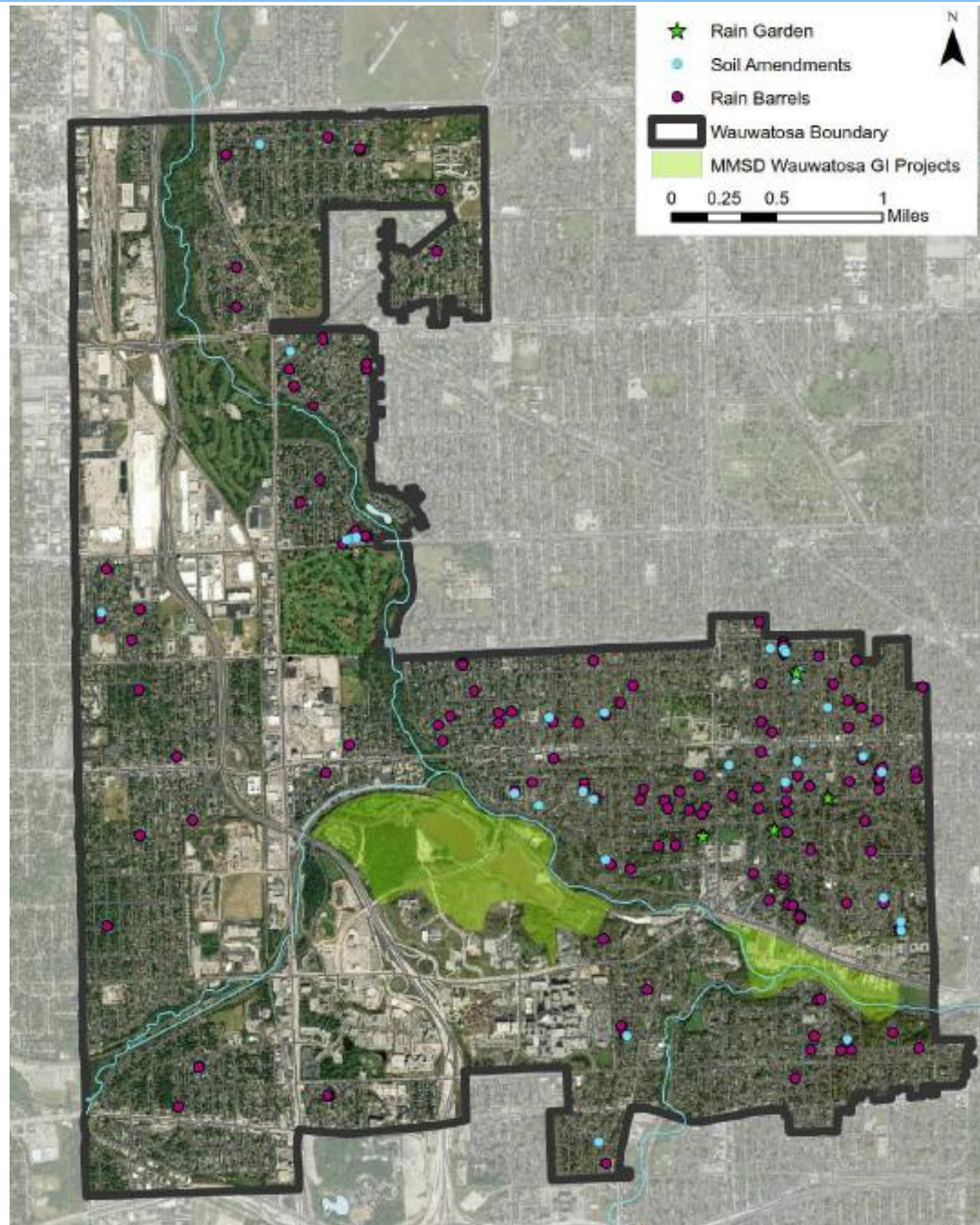
- City Hall Parking Lot, Monday, June 8<sup>th</sup>, 2026, from 3:30 pm to 6:30 pm

We expect the traffic attending the event to not interfere with City Hall and Library activities. The setup will include tables and chairs. Staff will be distributing plants to homeowners.

# WAUWATOSA GREEN SUMMER 2026



# Tosa Green Summer - 2018



## MMSD's Neighborhood Outreach and Green Infrastructure Installation - Suburban

- 5 house parties
- 6 community events
- Database of 315 residents
- 187 Rain Barrels
- 4 rain gardens
- 32,000 sq ft soil amendments
- Facebook page with 165 followers/11,000 interactions
- Public planting at Kneeland-Walker House
- Public art – screen printing at Farmers Market

# GREEN SUMMER RECIPE FOR SUCCESS

**COMMUNICATION**  
**OUTREACH**  
**INSTALLATION**

*The Green Summer program is an OUTREACH effort  
disguised as a rain barrel program!*

# Project Approach

Build on past successes with focus on three fronts

- Communication
- Outreach
- Installation

Incorporate Lessons Learned and take advantage of early start

- Libraries are great partners.
- Schools may help us reach young families.
- Host a rain garden workshop while MMUSD plant sale is open.



# Installation – Rain Barrels



FREE Rain barrels for residents

- Rain barrels available at a workshop
- Install for residents, with a focus on inviting neighbors



# Installation – Rain Gardens



FREE Rain gardens for residents

- Early rain garden workshop
- FREE garden kit from MMSD plant sale to workshop participants
- Will offer “Rain Garden Walkabouts”
- Plant/install rain gardens for residents

Possible public installation TBD

# Installation – Trees



FREE Trees available for residents

- Will likely host a Tree workshop
- Will offer “Tree Walkabouts”
- Plant/install trees for residents
- Likely tree “giveaway” at event(s), such as Farmers Market

Big Plant - Concurrent large-scale effort



# Communication – Wauwatosa

## Green Summer communication

- Landing page/sign up
- Project e-blasts
- Phone/text/emails/Facebook page
- Brochure/flyer/business card

## Partner with City

- Sustainability Committee
- Staff and leadership interest and support
- Known and trusted communication channels
  - NAC emails
  - City Facebook presence
  - Other active Tosa social media groups (such as Tosa Rocks Facebook page)

## BROWN DEER GREEN SUMMER

### Brown Deer Green Summer 2025

FREE Workshops, and a limited supply of Rain Barrels and Rain Gardens  
Sponsored by the Milwaukee Metropolitan Sewerage District (MMSD). <https://mmsd.com/>

MMSD's Fresh Coast Team is in Brown Deer this summer to help you become part of the stormwater solution in Brown Deer. We're going to host informative workshops, install rain barrels, and plant rain gardens for Brown Deer residents for FREE all summer long. SUPPLIES ARE LIMITED; please click NEXT on the bottom of this page and provide your contact information to get on our Green Summer list! We will then share information about how to attend a FREE workshop and how to get your FREE rain barrel or other green infrastructure. <https://www.freshcoastguardians.com/>

<https://tinyurl.com/BrownDeer2025>

Above is an  
**EXAMPLE from LAST SUMMER**

# Outreach – Wauwatosa

## Early outreach

- Connect with schools
- Wauwatosa staff/committees
- Arbor Day?
- Farmers Market(s)?
- Community groups

## Workshops

- Early rain garden workshop
- Tree Workshop
- Rain barrel workshop

## Ongoing Outreach

- Seek out groups/parties/events
- Garden tour?



# Rain Garden Workshop – early March

## Free Rain Garden Workshop

For residents of  
Brown Deer  
courtesy of MMSD



**5:00 to 6:30 PM on Tuesday March 4  
at the Brown Deer Public Library**

4301 W Brown Deer Road

- Learn how you can become a Fresh Coast Guardian by capturing stormwater where it falls.
- See how native Wisconsin plants can benefit your garden
- Let us help you find a perfect location for a rain garden on your property
- Attend for a chance to win a FREE rain garden!

Scan the QR code to the right to sign up and for more information.

call or text: (414) 345-8710

email: [BDGreenSummer@gmail.com](mailto:BDGreenSummer@gmail.com)

**EXAMPLE from  
LAST SUMMER**

*MMSD plant sale opens  
in February.*

*Plant pick-up early June.*

*Plant delivery to  
Wauwatosa early June.*



# Next steps

- Launch/Announcement in February
- Rain Garden Workshop in March
- Connect with City staff and other Wauwatosa groups
- Schedule outreach events







# Wauwatosa, WI

## Staff Report

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**File #:** 26-0847

**Agenda Date:** 5/13/2026

**Agenda #:** 5.

---

Request from the Engineering Division for approval of the Relocation Order and Acquisition Plat for the reconstruction of W. North Ave. from Met to Wee Ln. to Wauwatosa Ave. which includes two bridge replacements over the Menomonee River (CIP Projects #2301 & #1127).

**Submitted by:**

Jeni Schroeder, PE  
Senior Civil Engineer

**Department**

DPW, Engineering Division

**A. Issue**

Approval of the Relocation Order and Acquisition Plat for the reconstruction of W. North Ave. from Met to Wee Ln. to Wauwatosa Ave. which includes two bridge replacements over the Menomonee River (CIP Projects #2301 & #1127).

**B. Background/Options**

The North Avenue bridge replacement and roadway reconstruction project from Met to Wee Ln. to Wauwatosa Ave is currently in design and planned to be constructed in 2028 & 2029. This project is partially funded by the Wisconsin Department of Transportation (WisDOT) through the Surface Transportation Program-Urban (STP-U).

In order to proceed with the reconstruction of North Avenue, the City identified 128 parcels impacted by the project. The acquisitions required include Right of Way Fee Acquisition from 30 parcels, Permanent Limited Easement (PLE) from 1 parcel, Temporary Limited Easement (TLE) from 119 parcels, and an estimated 9 Utility Release of Rights from adjacent properties as part of the typical WisDOT project process. All areas graded within the acquired land and easements will be restored in kind.

Attached is a proposed Relocation Order with an Acquisition Plat exhibit for the project. This includes a schedule of the interests required from each of the parcels.

The relocation order will allow the Early Acquisition for all parcels shown on the plat, except the following 17 parcels, which are not subject to early acquisition under this Relocation Order: Parcels: 2, 16, 24, 25, 32, 33, 34, 40, 43, 44, 45, 46, 51, 75, 76, 79, and 93.

**C. Strategic Plan (Area of Focus)**

Priority 2: Public Safety  
Priority 3: Infrastructure

**D. Fiscal Impact**

The cost of these acquisitions is included within the capital budget, although the final price will not be determined until such time as our acquisition consultant has concluded negotiations with the property owners.

**E. Recommendation**

It is recommended that the Common Council approve the Relocation Order and Acquisition Plat for the reconstruction of W. North Ave. from Met to Wee Ln. to Wauwatosa Ave. which includes two bridge replacements over the Menomonee River (CIP Projects #2301 & #1127) so that the project can be completed.

The recording of the Relocation Order and Acquisition Plat is pending WisDOT's final approval of Early Acquisition.

*Recommendation:* Common Council

# RELOCATION ORDER

RE1708

Wisconsin Department of Transportation

PROJECT ID 2135-05-01	Name of Road West North Avenue	Highway West North Avenue	County Milwaukee
Right of Way Plat Date 05/01/2026	Plat Sheet Numbers 4.01 – 4.19	Date of Previously Approved Relocation Order	

Description of Termini of Project

Beginning at a point located at the South 1/4 Corner of Section 17, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, State of Wisconsin;

Thence easterly, 7,474.67 feet (1.42 miles) to a point located 26 feet South and 573 feet West of the Southwest Corner of Section 15, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, State of Wisconsin.

---

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Section 32.05(1)(a), Wisconsin Statutes, the City of Wauwatosa orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the City of Wauwatosa.
3. This order supersedes and amends any previous order issued by the City of Wauwatosa.

---

(Deyanira Nevarez – City Clerk)

(Date)

---

(Dennis McBride – Mayor)

(Date)

## Relocation Order

RELOCATION ORDER OF THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN, by its Common Council and for its Relocation Order hereby resolves as follows:

1. That this Resolution is a Relocation Order in accordance with Wisconsin Statutes, Subsection 32.05(1), for the purpose of the within-described public improvement project and it is also a determination of necessity for that project in accordance with Wisconsin Statutes, Subsection 32.07(2);
2. That the City of Wauwatosa hereby determines that it is necessary and a public purpose to improve the roadway facilities along W. North Avenue from Met to Wee Ln to Rozmus Way;
3. That the legal description of said properties necessary for the improvement of roadway facilities labeled as Plat of Right of Way, which is attached to this Relocation Order and incorporated herein;
4. That the area of land required to carry out said improvements to roadway facilities being constructed by the City of Wauwatosa in conjunction with the Wisconsin Department of Transportation consists of 128 parcels that require Temporary Limited Easements, Permanent Limited Easements, Fee, Release of Rights (Utilities) and were outlined during the Board of Public Works meeting on May 13, 2026 and as set forth in the Plat of Right of Way which is attached to this Relocation Order and is incorporated herein;
5. That this relocation order will allow the Early Acquisition for all parcels shown on the plat, except the following 17 parcels, which are not subject to early acquisition under this Relocation Order: Parcels: 2, 16, 24, 25, 32, 33, 34, 40, 43, 44, 45, 46, 51, 75, 76, 79, and 93.

NOW, THEREFORE, BE IT RESOLVED THAT the issuance of a relocation order, a copy of which is attached hereto and incorporated herein, for the Temporary Limited Easements, Permanent Limited Easements, Fee, Release of Rights (Utilities) over a portion of properties from W. North Avenue from Met to Wee Ln to Rozmus Way is hereby approved.

Approved by the City of Wauwatosa Common Council this 19th day of May 2026.

I hereby certify that on this 19<sup>th</sup> day of May 2026, that the within Relocation Order was adopted by a vote of \_\_\_ ayes and \_\_\_ nays by the Common Council for the City of Wauwatosa, Wisconsin.

---

Dennis McBride, Mayor

Attest:

---

Deyanira Nevarez, City Clerk

CONVENTIONAL SYMBOLS	
SECTION LINE	---
QUARTER LINE	---
SIXTEENTH LINE	---
NEW REFERENCE LINE	---
NEW R/W LINE	---
EXISTING R/W OR HE LINE	---
PROPERTY LINE	---
LOT, TIE & OTHER MINOR LINES	---
SLOPE INTERCEPT	---
CORPORATE LIMITS	---
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---
TEMPORARY LIMITED EASEMENT AREA	---
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---
TRANSMISSION STRUCTURES	---
BUILDING TO BE REMOVED	---
BRIDGE	---
CULVERT	---
SECTION CORNER SYMBOL	---
SECTION CORNER MONUMENT	---
GEODETIC SURVEY MONUMENT	---
SIXTEENTH CORNER MONUMENT	---
SIGN	---
OFF-PREMISE SIGN	---
R/W MONUMENT (TO BE SET)	---
NON-MONUMENTED R/W POINT	---
FOUND IRON PIN (1-INCH UNLESS NOTED)	---
ELECTRIC POLE	---
TELEPHONE POLE	---
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	---
ACCESS RESTRICTED BY ACQUISITION	---
NO ACCESS (BY STATUTORY AUTHORITY)	---
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)	---
NO ACCESS (NEW HIGHWAY)	---
PARCEL NUMBER	---
UTILITY NUMBER	---
PARALLEL OFFSETS	---

**CONVENTIONAL UTILITY SYMBOLS**

WATER	---
GAS	---
TELEPHONE	---
OVERHEAD TRANSMISSION LINES	---
ELECTRIC	---
CABLE TELEVISION	---
FIBER OPTIC	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC TOWER	---

**CONVENTIONAL ABBREVIATIONS**

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS (100')	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM		
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED EASEMENT	TLE
GRID NORTH	GN		
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

**CURVE DATA ABBREVIATIONS**

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ / DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

**NOTES:**

POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

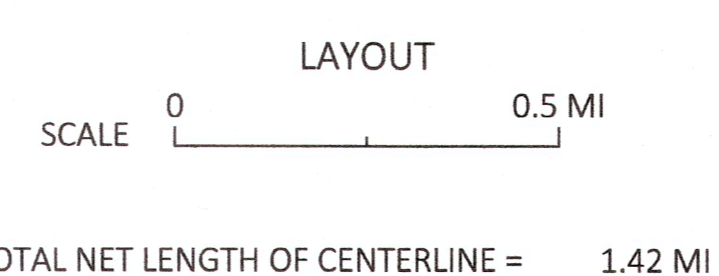
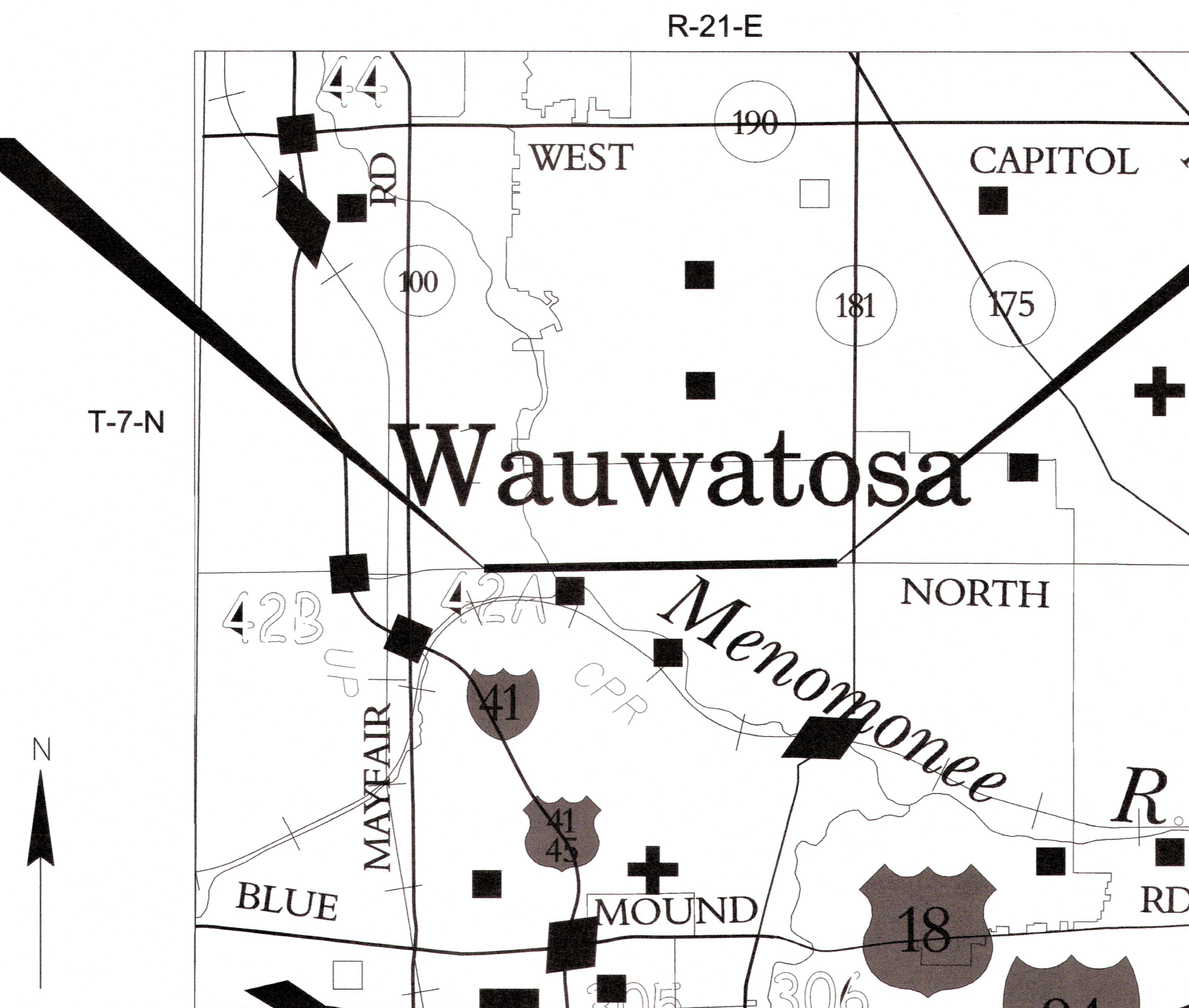
PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

R/W PROJECT NUMBER 2135-05-01	SHEET NUMBER 4.01	TOTAL SHEETS
FEDERAL PROJECT NUMBER PROJECT ID		SHEETS
<b>PLAT OF RIGHT OF WAY REQUIRED FOR W. NORTH AVENUE N. MET-TO-WEE LANE TO ROZMUS WAY</b>		
W. NORTH AVENUE	MILWAUKEE COUNTY	
CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70		



**BEGIN RELOCATION ORDER**  
STA 78+18.89  
THE SOUTH QUARTER  
CORNER OF SEC. 17, T7N, R21E  
N: 392659.889  
E: 2524652.107

**END RELOCATION ORDER**  
STA 152+93.56  
573 FT WEST AND 26 FT SOUTH OF  
THE SOUTHWEST CORNER  
OF SEC. 15, T7N, R21E  
N: 392969.963  
E: 2532120.277



THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

ORIGINAL PLANS PREPARED BY

**GRÄEF**

275 W. WISCONSIN AVENUE, SUITE 300  
MILWAUKEE, WI 53203



05/01/2026 *Carla J. Rollins*  
(Date) (Signature)

APPROVED FOR  
CITY OF WAUWATOSA

REVISION DATE	DATE: _____ CITY CLERK
	DATE: _____ MAYOR

# SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUWATOSA.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED (S.F.)			P.L.E. S.F.	T.L.E. S.F.
				NEW	EXISTING	TOTAL		
1	4.08	STEVEN L. WANDREY AND CHRISTINE N. WANDREY, AS TRUSTEES OF THE STEVEN L. AND CHRISTINE N. WANDREY REVOCABLE TRUST U/A DATED OCTOBER 15, 2014	FEE & PLE & TLE	587	0	587	1168	11370
2	4.08	THE COUNTY OF MILWAUKEE	FEE	12109	0	12109	0	0
3	4.08	SERAFINO SQUARE INC.	TLE	0	0	0	0	4945
4	4.09	MICHAEL J. DONOVAN	TLE	0	0	0	0	235
5	4.09	ASHLEY A. CAMPBELL	FEE & TLE	27	0	27	0	523
6	4.09	TOSA EIGHT LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	2609	0	2609	0	1168
7	4.09	INTENTIONALLY OMITTED	N/A	0	0	0	0	0
8	4.09	NOAH P. RILEY AND JENNIFER A. RILEY, AS HUSBAND AND WIFE	FEE & TLE	2226	0	2226	0	796
9	4.09	DOMINIC AMBROSELLI	FEE & TLE	1457	0	1457	0	1509
10	4.09	JONATHAN TODD MORRIS AND SUSAN K. MORRIS, AS HUSBAND AND WIFE	TLE	0	0	0	0	3016
11	4.09	HOME PATH FINANCIAL LIMITED PARTNERSHIP	TLE	0	0	0	0	1131
12	4.09	INTENTIONALLY OMITTED	N/A	0	0	0	0	0
13	4.09	WILLIAM J. RACK & SHERRY H. RACK REVOCABLE TRUST, VENDOR AND MORTADA ESTATES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, VENDEE	TLE	0	0	0	0	470
14	4.10	MILLFORD LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS TO A 33.33% INTEREST AND SCONNIE FOX LLC, A WISCONSIN LIMITED LIABILITY COMPANY AS TO A 66.67% INTEREST AS TENANTS IN COMMON	TLE	0	0	0	0	1139
15	4.10	SCOTT T. HOCHMUTH AND ROBIN M. ERICKSON, AS HUSBAND AND WIFE	TLE	0	0	0	0	291
16	4.10	ELIM REALTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	752	0	752	0	416
17	4.10	KEVIN LEITERMANN PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	38
18	4.10	KEVIN LEITERMANN PROPERTIES, LLC	TLE	0	0	0	0	79
19	4.10	BRIGHT INVESTMENTZ 1 LLC	TLE	0	0	0	0	141
20	4.10	TODD TROSHYNSKI	TLE	0	0	0	0	561
21	4.11	NAMM-MILWAUKEE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	248	0	248	0	93
22	4.11	ROBERT T WOOD AND LISA K WOOD, HUSBAND AND WIFE	FEE & TLE	485	0	485	0	569
23	4.11	NORTH AVE, LLC	FEE & TLE	112	0	112	0	818
24	4.11	AJLW PROPERTIES, LLC	TLE	0	0	0	0	305
25	4.11	JOHN M. FOX, A MARRIED INDIVIDUAL	TLE	0	0	0	0	327
26	4.11	JUDY YERDON	TLE	0	0	0	0	450
27	4.11	SAMUEL BRITT SAUSEDA AND MARIA DEL SOL SAUSEDA, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	0	0	0	0	468
28	4.11	9101 NORTH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	901
32	4.11	JOHN MICHAEL FOX	TLE	0	0	0	0	118
33	4.12	ERIN KELLY PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1653
34	4.12	L-S PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1971
35	4.12	89TH ST, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, VENDOR AND ROMA INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, VENDEE	FEE & TLE	168	0	168	0	478
36	4.12	LALLI REVOCABLE TRUST	FEE & TLE	240	0	240	0	200
37	4.12	INTENTIONALLY OMITTED	N/A	0	0	0	0	0
38	4.12	RMD I, L.L.C, A DELAWARE LIMITED LIABILITY COMPANY	TLE	0	0	0	0	7611
39	4.13	YUE KWONG HUI AND SANDRA KAM HUI, HIS WIFE	FEE & TLE	537	0	537	0	453
40	4.13	TOSA LLC	FEE & TLE	306	0	306	0	1246
41	4.13	DANIEL BURES OR SANDRA B. BURES, TRUSTEES OF THE BURES TRUST DATED MARCH 5, 2002	FEE & TLE	209	0	209	0	572
42	4.13	NORTH AVENUE INVESTMENT PROPERTIES LLC	FEE & TLE	801	0	801	0	639
43	4.13	NORTH SHORE BANK, FSB	FEE & TLE	21	0	21	0	1102
44	4.13	MARCY REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	677
45	4.13	DONG JIN SIN AND TAE CHA SIN	TLE	0	0	0	0	1294
46	4.13	SATORI MANAGEMENT LLC	TLE	0	0	0	0	671
47	4.13	INTENTIONALLY OMITTED	N/A	0	0	0	0	0
48	4.13	8715 NORTH LLC	TLE	0	0	0	0	200
49	4.13	RMTR 8651 LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	200

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REVISION DATE	DATE <u>05/01/2026</u>	SCALE, FEET	HWY: <u>W. NORTH AVENUE</u>	R/W PROJECT NUMBER <u>2135-05-01</u>	PLAT SHEET <u>4.02</u>
	GRID FACTOR <u>N/A</u>		COUNTY: <u>MILWAUKEE</u>	CONSTRUCTION PROJECT NUMBER <u>2135-05-71/72 &amp; 2135-15-70</u>	PS&E SHEET <u>_____</u>


# SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUWATOSA.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED (S.F.)			P.L.E. S.F.	T.L.E. S.F.
				NEW	EXISTING	TOTAL		
50	4.13	RMTR 8651 LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1424
51	4.14	TMPN PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	2422
52	4.14	AK WENZEL PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1224
53	4.14	INTENTIONALLY OMITTED	TLE	0	0	0	0	443
54	4.14	DOMINIC AMBROSELLI	N/A	0	0	0	0	0
55	4.14	INTENTIONALLY OMITTED	FEE & TLE	2009	0	2009	0	4303
56	4.14	LUDOMIR J. BASAJ AND KIMBERLYN N. BASAJ, HUSBAND AND WIFE	N/A	0	0	0	0	0
57	4.14	LADIAMA L JOHNSON	TLE	0	0	0	0	1074
58	4.14	3933-37 NORTH 76TH STREET, LLC	TLE	0	0	0	0	1562
59	4.15	GREG F GENSCH	TLE	0	0	0	0	377
60	4.15	CATHERINE C. BOJAR TURST DATED MAY 23, 2006, VENDOR'S INTEREST AND 8500 NORTH AVENUE LLC, A VENDEE'S INTEREST	TLE	0	0	0	0	834
61	4.15	AK WENZEL PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	1523
62	4.15	HUNDREDS AND THOUSANDS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	309
63	4.15	DAVID W. AND BARBARA A. SWAN REVOCABLE TRUST DATED AUGUST 20, 2001	TLE	0	0	0	0	1207
64	4.15	DATED DECEMBER 21, 1993	TLE	0	0	0	0	518
65	4.15	K2 LLC	TLE	0	0	0	0	929
66	4.15	ANDREW SINKO AND ELISSA ANDERSSON	TLE	0	0	0	0	555
67	4.15	L 12 LLC	TLE	0	0	0	0	1000
68	4.15	MICHELLE M. LEVONOWICH	TLE	0	0	0	0	497
69	4.15	BOBBIE JO MLEZIVA AND SCOTT A. MLEZIVA	TLE	0	0	0	0	424
70	4.16	HIGBEE CHELSEA HIGBEE MATTHEW	TLE	0	0	0	0	531
71	4.16	CHRISTOPHER SANDOVAL	TLE	0	0	0	0	760
72	4.16	KATHRYN ANNE SCHUSTER-MACDONALD (FKA KATHRYN A. MACDONALD)	TLE	0	0	0	0	565
73	4.16	MCJ GROUP LLC	TLE	0	0	0	0	367
74	4.16	MCJ GROUP LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	232
75	4.16	JSN PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	435
76	4.16	PAUL M. MEIER AND JENNA M. MEIER, HUSBAND AND WIFE	TLE	0	0	0	0	554
77	4.16	VAN DAALWYK APARTMENTS, LLC	TLE	0	0	0	0	677
78	4.16	WESTOA APARTMENTS, LLP, A WISCONSIN LIMITED LIABILITY PARTNERSHIP	TLE	0	0	0	0	1270
79	4.16	8303 NORTH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	65	0	65	0	1131
80	4.16	THE LE ANN KLECZKA LIVING REVOCABLE TRUST, DATED JULY 20, 2012	FEE & TLE	156	0	156	0	449
81	4.16	16 APOLLO LLC	FEE & TLE	117	0	117	0	563
82	4.16	JASON P. MORIARTY AND REBECCA M. MORIARTY, HUSBAND AND WIFE	TLE	0	0	0	0	312
83	4.17	EBMW PROPERTIES, LLC AND EWIES PROPERTIES	TLE	0	0	0	0	417
84	4.17	TUH ENTERPRISES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	715
85	4.17	IRELAND INVESTMENTS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	4	0	4	0	931
86	4.17	JAMES M. BLANK AND SALLY L. BLANK	FEE & TLE	45	0	45	0	395
87	4.17	EMILY LEHNER	FEE & TLE	177	0	177	0	911
88	4.17	HILLSIDE INVESTMENTS LLC, A LIMITED LIABILITY COMPANY	TLE	0	0	0	0	374
89	4.17	TIMOTHY R. MELAN AND MITHCELL T. MELAN, AS TENANTS IN COMMON	TLE	0	0	0	0	477
90	4.17	TIMOTHY R. MELAN	TLE	0	0	0	0	1341
91	4.17	INTENTIONALLY OMITTED	N/A	0	0	0	0	0
92	4.17	T.J.H. ENTERPRISE LLC	TLE	0	0	0	0	2100
93	4.17	HUNT PROPERTIES, LLC	TLE	0	0	0	0	1056
94	4.18	K21 LLC	FEE & TLE	192	0	192	0	1216
95	4.18	YVONNE KOPS	FEE & TLE	120	0	120	0	760

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REVISION DATE	DATE <u>05/01/2026</u>	SCALE, FEET	HWY: <u>W. NORTH AVENUE</u>	R/W PROJECT NUMBER <u>2135-05-01</u>	PLAT SHEET <u>4.03</u>
	GRID FACTOR <u>N/A</u>		COUNTY: <u>MILWAUKEE</u>	CONSTRUCTION PROJECT NUMBER <u>2135-05-71/72 &amp; 2135-15-70</u>	PS&E SHEET <u>_____</u>

# SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUWATOSA.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W REQUIRED (S.F.)			P.L.E. S.F.	T.L.E. S.F.
				NEW	EXISTING	TOTAL		
96	4.18	TOSA PROPERTIES LLC	FEE & TLE	240	0	240	0	1200
97	4.18	80TH STREET, LLC A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	193	0	193	0	772
98	4.18, 4.19	LGAH LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE & TLE	68	0	68	0	6129
99	4.18	JOANNA CHENEY	TLE	0	0	0	0	709
100	4.18	ARTHUR HEITZER, A MARRIED PERSON AS INDIVIDUAL PROPERTY	TLE	0	0	0	0	700
101	4.18	NANCY E. KRAJCIR-BENNETT, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, WHOSE POST OFFICE ADDRESS IS 8005 WEST NORTH AVENUE, WAUWATOSA, WI 53213	TLE	0	0	0	0	400
102	4.18	NEIL B. CHILDRESS, JR., AND HIS SUCCESSORS IN TRUST AS TRUSTEE OF THE NEIL B. CHILDRESS, JR. REVOCABLE TRUST U/A MARCH 4, 2019	TLE	0	0	0	0	697
103	4.18	SHAWNA L. LANGFORD, A SINGLE PERSON	TLE	0	0	0	0	600
104	4.18	JAMES R. KOBBS	TLE	0	0	0	0	600
105	4.18	ELLIOTT R. GENGEMBRE	TLE	0	0	0	0	600
106	4.18	ABBY A. SOKOL	TLE	0	0	0	0	900
107	4.18	REBECCA LAMBERT	TLE	0	0	0	0	800
108	4.19	INTENTIONALLY OMITTED	TLE	0	0	0	0	0
109	4.19	INTENTIONALLY OMITTED	TLE	0	0	0	0	0
110	4.19	INTENTIONALLY OMITTED	TLE	0	0	0	0	0
111	4.19	JOSHUA D. ORANGER AND KAREN M. ORANGER, HUSBAND AND WIFE	TLE	0	0	0	0	800
112	4.19	TERENCE E. HUBER	TLE	0	0	0	0	800
113	4.19	JENNY STEPHENSON, A MARRIED WOMAN	TLE	0	0	0	0	900
114	4.19	PETER J. KUBACKI	TLE	0	0	0	0	900
115	4.19	CHRISTINE A. BJORKLUND, A SINGLE PERSON	TLE	0	0	0	0	900
116	4.19	PATRICK A.J. MCNEIL AND SELENA M. MCNEIL, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	0	0	0	0	900
117	4.08	RICK'S LOAN	TLE	0	0	0	0	59
118	4.10	ALLEN SILVERSTEIN AND CHRISTY A. BROOKS WITH RIGHT OF SURVIVORSHIP	TLE	0	0	0	0	149
119	4.10	LONNIE L. APPEGET AND JENNIFER M. MITCHELL	TLE	0	0	0	0	15
120	4.10	RENATO SCHMIDT, TRUSTEE OF THE RENATO SCHMIDT REVOCABLE LIVING TRUST DATED JANUARY 10, 2023	TLE	0	0	0	0	50
121	4.08	INTENTIONALLY OMITTED	N/A	0	0	0	0	0
122	4.09	JAY B. KAUN	TLE	0	0	0	0	22
123	4.10	JOHN R. DWYER, JR AND MARY E DWYER, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	0	0	0	0	59
124	4.10	JOHN MICHAEL FOX AND MARY BETH FOX, HUSBAND AND WIFE	TLE	0	0	0	0	30
125	4.10	KLEWIN PROPERTIES 1 LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	0	0	0	0	18
127	4.19	CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN, A MUNICIPAL CORPORATION	TLE	0	0	0	0	8220
128	4.13	OWNER UNKNOWN	FEE & TLE	28	0	28	0	122

## UTILITY INTERESTS REQUIRED

UTILITY NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED
101	4.08	CHARTER COMMUNICATIONS, LLC (SPECTRUM)	RELEASE OF RIGHTS
102	4.08	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT	RELEASE OF RIGHTS
103	4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.17, 4.18	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS
104	4.09, 4.10	CITY OF WAUWATOSA - GENERAL UTILITIES	RELEASE OF RIGHTS
105	4.09, 4.10, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18	MCI - TELEPHONE	RELEASE OF RIGHTS
106	4.10, 4.19	CITY OF WAUWATOSA - WATER	RELEASE OF RIGHTS
107	4.09, 4.10	WE ENERGIES - GAS	RELEASE OF RIGHTS
108	4.09	MCI - FIBER OPTIC	RELEASE OF RIGHTS
109	4.09, 4.10	EVERSTREAM - FIBER OPTIC	RELEASE OF RIGHTS

REVISION DATE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE 05/01/2026

GRID FACTOR N/A

SCALE, FEET



HWY: W. NORTH AVENUE

COUNTY: MILWAUKEE

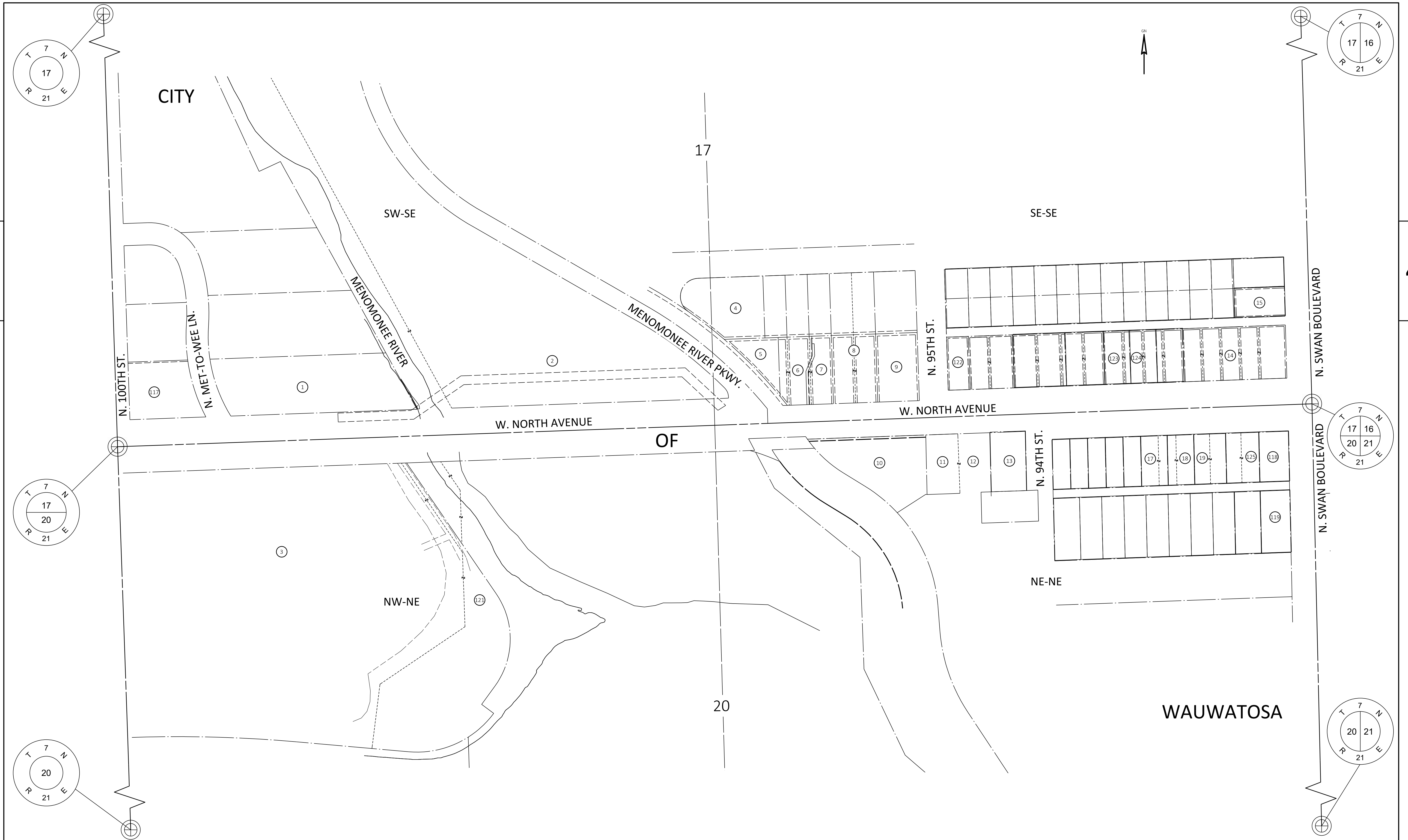
R/W PROJECT NUMBER 2135-05-01

CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70

PLAT SHEET 4.04

PS&E SHEET \_\_\_\_\_

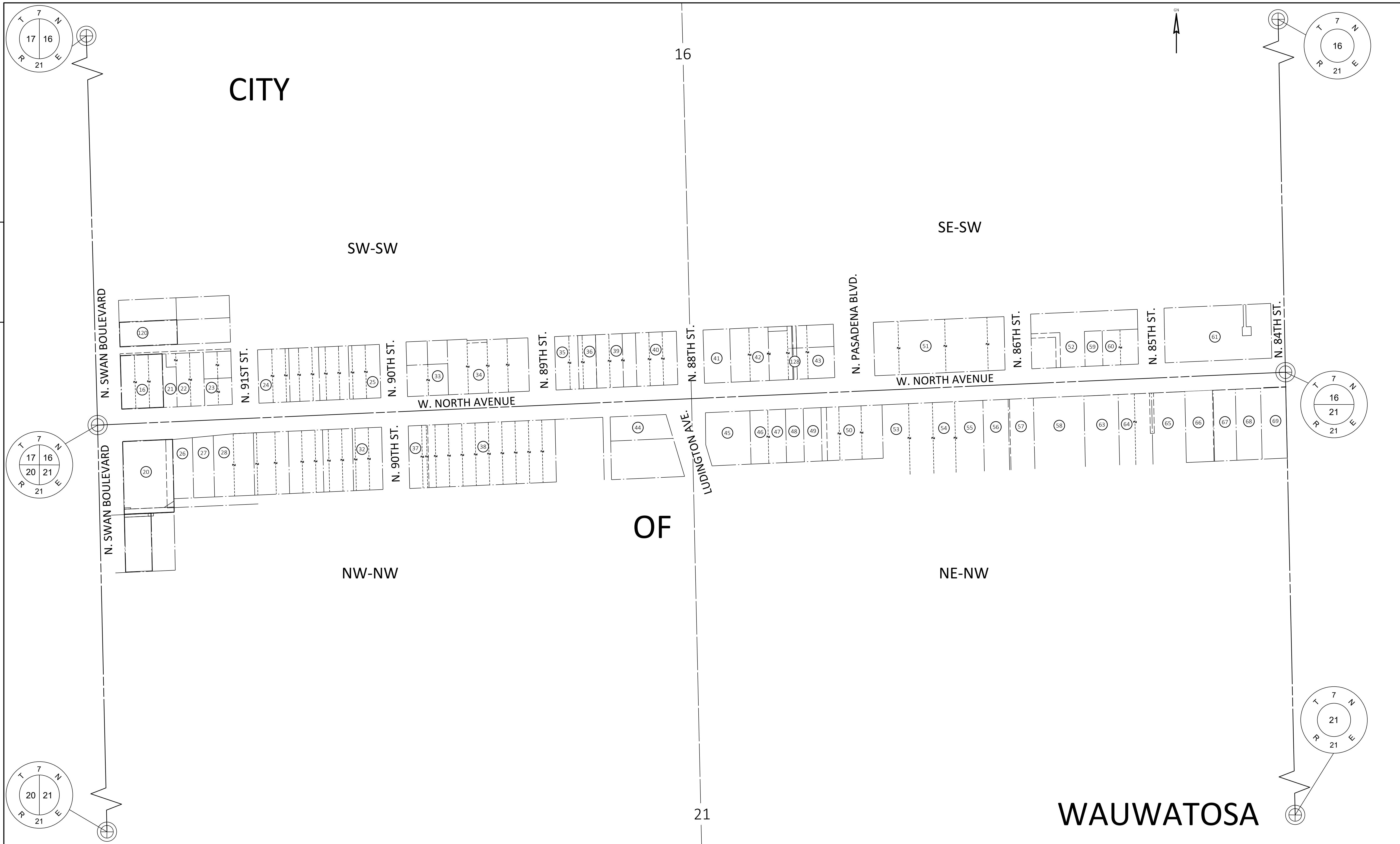
**E**



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REVISION DATE	DATE 05/01/2026	SCALE, FEET 0 100 200	HWY: W. NORTH AVENUE	R/W PROJECT NUMBER 2135-05-01	PLAT SHEET 4.05
	GRID FACTOR N/A		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET



REVISION DATE	DATE <u>05/01/2026</u>	SCALE, FEET 0 100 200	HWY: <u>W. NORTH AVENUE</u>	R/W PROJECT NUMBER <u>2135-05-01</u>	PLAT SHEET <u>4.06</u>
	GRID FACTOR <u>N/A</u>		COUNTY: <u>MILWAUKEE</u>	CONSTRUCTION PROJECT NUMBER <u>2135-05-71/72 &amp; 2135-15-70</u>	PS&E SHEET



POINT #	Y	X	DESCRIPTION
26040	392850.812	2524675.908	3/4 IN REBAR
26041	392721.011	2524680.131	3/4 IN REBAR
26042	392600.004	2524654.201	2-1/8 IN REBAR
26045	392855.666	2524811.064	3/4 IN REBAR
26046	392727.169	2524852.241	3/4 IN REBAR
26050	392623.294	2525305.239	1-1/4 IN REBAR BENT SE

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

FROM	TO	BEARING	DISTANCE
702	703	S87°56'32"W	13.00'
703	700	N02°03'28"W	5.00'
700	701	N87°56'32"E	10.66'
701	702	SEE CURVE C1	

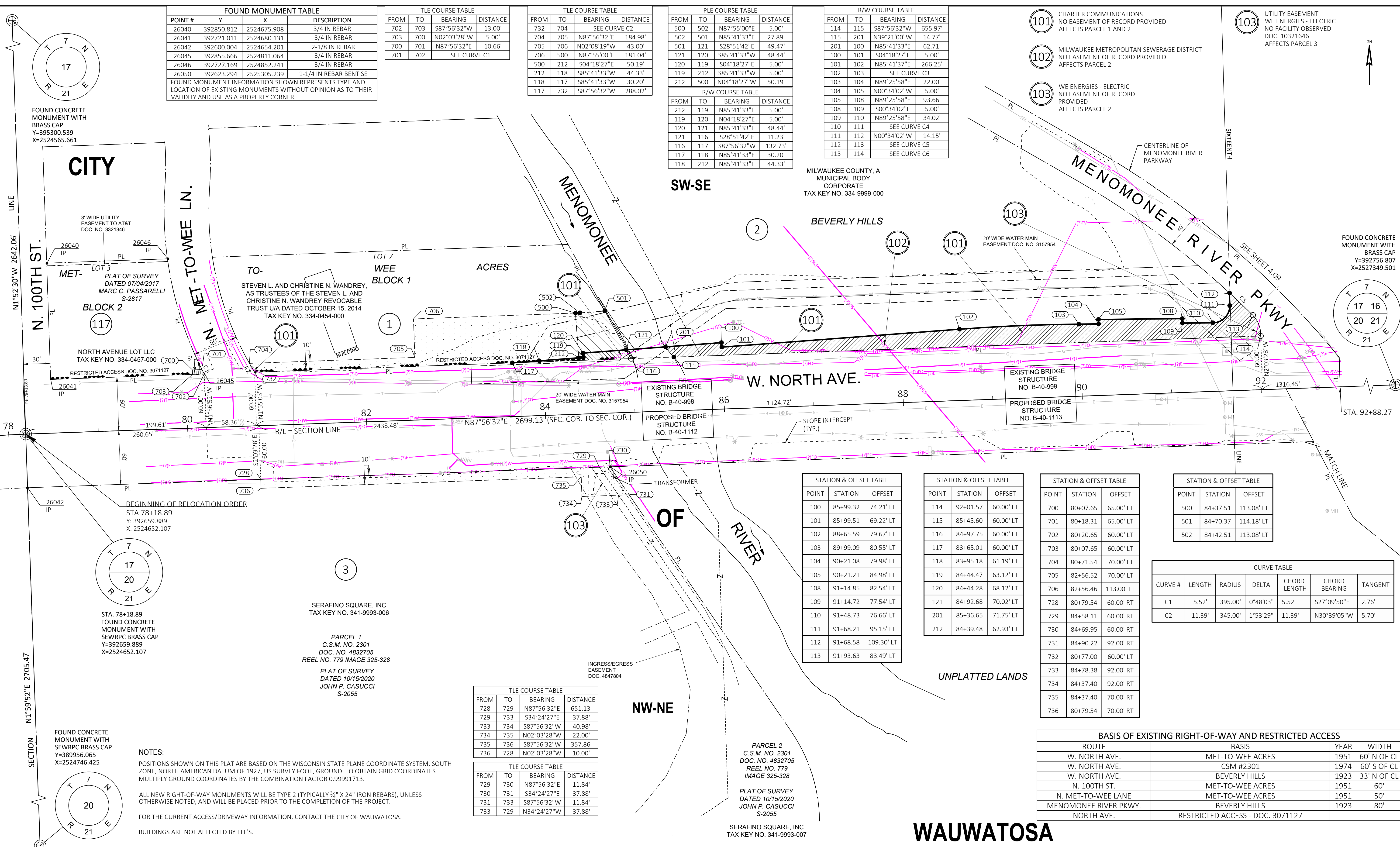
FROM	TO	BEARING	DISTANCE
732	704	SEE CURVE C2	
704	705	N87°56'32"E	184.98'
705	706	N02°08'19"W	43.00'
706	500	N87°55'00"E	181.04'
500	212	S04°18'27"E	50.19'
212	118	S85°41'33"W	44.33'
118	117	S85°41'33"W	30.20'
117	732	S87°56'32"W	288.02'

FROM	TO	BEARING	DISTANCE
500	502	N87°55'00"E	5.00'
502	501	N85°41'33"E	27.89'
501	121	S28°51'42"E	49.47'
121	120	S85°41'33"W	48.44'
120	119	S04°18'27"E	5.00'
119	212	S85°41'33"W	5.00'
212	500	N04°18'27"W	50.19'

FROM	TO	BEARING	DISTANCE
114	115	S87°56'32"W	655.97'
115	201	N39°21'00"W	14.77'
201	100	N85°41'33"E	62.71'
100	101	S04°18'27"E	5.00'
101	102	N85°41'37"E	266.25'
102	103	SEE CURVE C3	
103	104	N89°25'58"E	22.00'
104	105	N00°34'02"W	5.00'
105	108	N89°25'58"E	93.66'
108	109	S00°34'02"E	5.00'
109	110	N89°25'58"E	34.02'
110	111	SEE CURVE C4	
111	112	N00°34'02"W	14.15'
112	113	SEE CURVE C5	
113	114	SEE CURVE C6	

- 101 CHARTER COMMUNICATIONS  
NO EASEMENT OF RECORD PROVIDED  
AFFECTS PARCEL 1 AND 2
- 102 MILWAUKEE METROPOLITAN SEWERAGE DISTRICT  
NO EASEMENT OF RECORD PROVIDED  
AFFECTS PARCEL 2
- 103 WE ENERGIES - ELECTRIC  
NO EASEMENT OF RECORD PROVIDED  
AFFECTS PARCEL 2

- 103 UTILITY EASEMENT  
WE ENERGIES - ELECTRIC  
NO FACILITY OBSERVED  
DOC. 10321646  
AFFECTS PARCEL 3



FROM	TO	BEARING	DISTANCE
728	729	N87°56'32"E	651.13'
729	733	S34°24'27"E	37.88'
733	734	S87°56'32"W	40.98'
734	735	N02°03'28"W	22.00'
735	736	S87°56'32"W	357.86'
736	728	N02°03'28"W	10.00'

FROM	TO	BEARING	DISTANCE
729	730	N87°56'32"E	11.84'
730	731	S34°24'27"E	37.88'
731	733	S87°56'32"W	11.84'
733	729	N34°24'27"W	37.88'

FROM	TO	BEARING	DISTANCE
729	730	N87°56'32"E	11.84'
730	731	S34°24'27"E	37.88'
731	733	S87°56'32"W	11.84'
733	729	N34°24'27"W	37.88'

POINT	STATION	OFFSET
100	85+99.32	74.21' LT
101	85+99.51	69.22' LT
102	88+65.59	79.67' LT
103	89+99.09	80.55' LT
104	90+21.08	79.98' LT
105	90+21.21	84.98' LT
108	91+14.85	82.54' LT
109	91+14.72	77.54' LT
110	91+48.73	76.66' LT
111	91+68.21	95.15' LT
112	91+68.58	109.30' LT
113	91+93.63	83.49' LT

POINT	STATION	OFFSET
114	92+01.57	60.00' LT
115	85+45.60	60.00' LT
116	84+97.75	60.00' LT
117	83+65.01	60.00' LT
118	83+95.18	61.19' LT
119	84+44.47	63.12' LT
120	84+44.28	68.12' LT
121	84+92.68	70.02' LT
201	85+36.65	71.75' LT
212	84+39.48	62.93' LT

POINT	STATION	OFFSET
700	80+07.65	65.00' LT
701	80+18.31	65.00' LT
702	80+20.65	60.00' LT
703	80+07.65	60.00' LT
704	80+71.54	70.00' LT
705	82+56.52	70.00' LT
706	82+56.46	113.00' LT
728	80+79.54	60.00' RT
729	84+58.11	60.00' RT
730	84+69.95	60.00' RT
731	84+90.22	92.00' RT
732	80+77.00	60.00' LT
733	84+78.38	92.00' RT
734	84+37.40	92.00' RT
735	84+37.40	70.00' RT
736	80+79.54	70.00' RT

POINT	STATION	OFFSET
500	84+37.51	113.08' LT
501	84+70.37	114.18' LT
502	84+42.51	113.08' LT

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	5.52'	395.00'	0°48'03"	5.52'	S27°09'50"E	2.76'
C2	11.39'	345.00'	1°53'29"	11.39'	N30°39'05"W	5.70'

ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	MET-TO-WEE ACRES	1951	60' N OF CL
W. NORTH AVE.	CSM #2301	1974	60' S OF CL
W. NORTH AVE.	BEVERLY HILLS	1923	33' N OF CL
N. 100TH ST.	MET-TO-WEE ACRES	1951	60'
N. MET-TO-WEE LANE	MET-TO-WEE ACRES	1951	50'
MENOMONEE RIVER PKWY.	BEVERLY HILLS	1923	80'
NORTH AVE.	RESTRICTED ACCESS - DOC. 3071127		

**NOTES:**  
 POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.  
 ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.  
 FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.  
 BUILDINGS ARE NOT AFFECTED BY TLE'S.

REVISION DATE	DATE <b>05/01/2026</b>	SCALE, FEET 0 50 100	HWY: W. NORTH AVENUE	R/W PROJECT NUMBER 2135-05-01	PLAT SHEET 4.08
	GRID FACTOR 0.99991713		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET <b>E</b>

BASIS OF EXISTING RIGHT-OF-WAY AND RESTRICTED ACCESS			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	BEVERLY HILLS	1923	33' N OF CL
W. NORTH AVE.	DOC. #5305474, 5311827, 5311826, 5318246	1979	39' N OF CL
W. NORTH AVE.	UNDERWOOD	1927	60' N OF CL
W. NORTH AVE.	ASSESSOR'S PLAT NO. 5	1935	VARIES
W. NORTH AVE.	PARKWAY ESTATES	1927	60' S OF CL
MENOMONEE RIVER PKWY.	RESUBDIVISION OF LOTS 1, 12, AND 13, BLOCK 1, BEVERLY HILLS	1925	80'
N. 95TH ST.	BEVERLY HILLS	1923	66'
N. 94TH ST.	ASSESSOR'S PLAT NO. 5	1935	60'
NORTH AVE.	RESTRICTED ACCESS - DOC. 3071127		

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
741	742	SEE CURVE C15	
742	739	N87°56'32"E	7.34'
739	740	SEE CURVE C16	
740	471	S42°10'00"W	5.00'
742	737	SEE CURVE C13	
737	738	N34°32'05"E	5.07'
738	739	SEE CURVE C14	
739	742	S87°56'32"W	7.34'

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
131	743	SEE CURVE C8	
743	744	N48°35'09"E	12.00'
744	745	SEE CURVE C9	
745	746	S01°52'30"E	1.56'
746	208	S01°52'30"E	10.91'
208	131	N88°40'17"W	7.26'
746	747	S80°40'17"E	20.83'
747	748	S88°58'11"E	39.62'
748	129	S01°52'30"E	10.01'
129	130	N88°58'11"W	40.85'
130	208	N80°40'17"W	19.58'
208	746	N01°52'30"W	10.19'
748	749	S88°58'11"E	60.08'
749	126	S01°52'30"E	4.01'
126	127	N88°58'11"W	6.03'
127	128	S01°01'49"W	6.00'
128	129	N88°58'11"W	53.74'
129	748	N01°52'30"W	10.01'
1164	1161	N01°52'30"W	7.49'
1161	1162	N88°07'30"E	3.00'
1162	1163	S01°52'30"E	7.49'
1163	1164	S87°56'32"E	3.00'

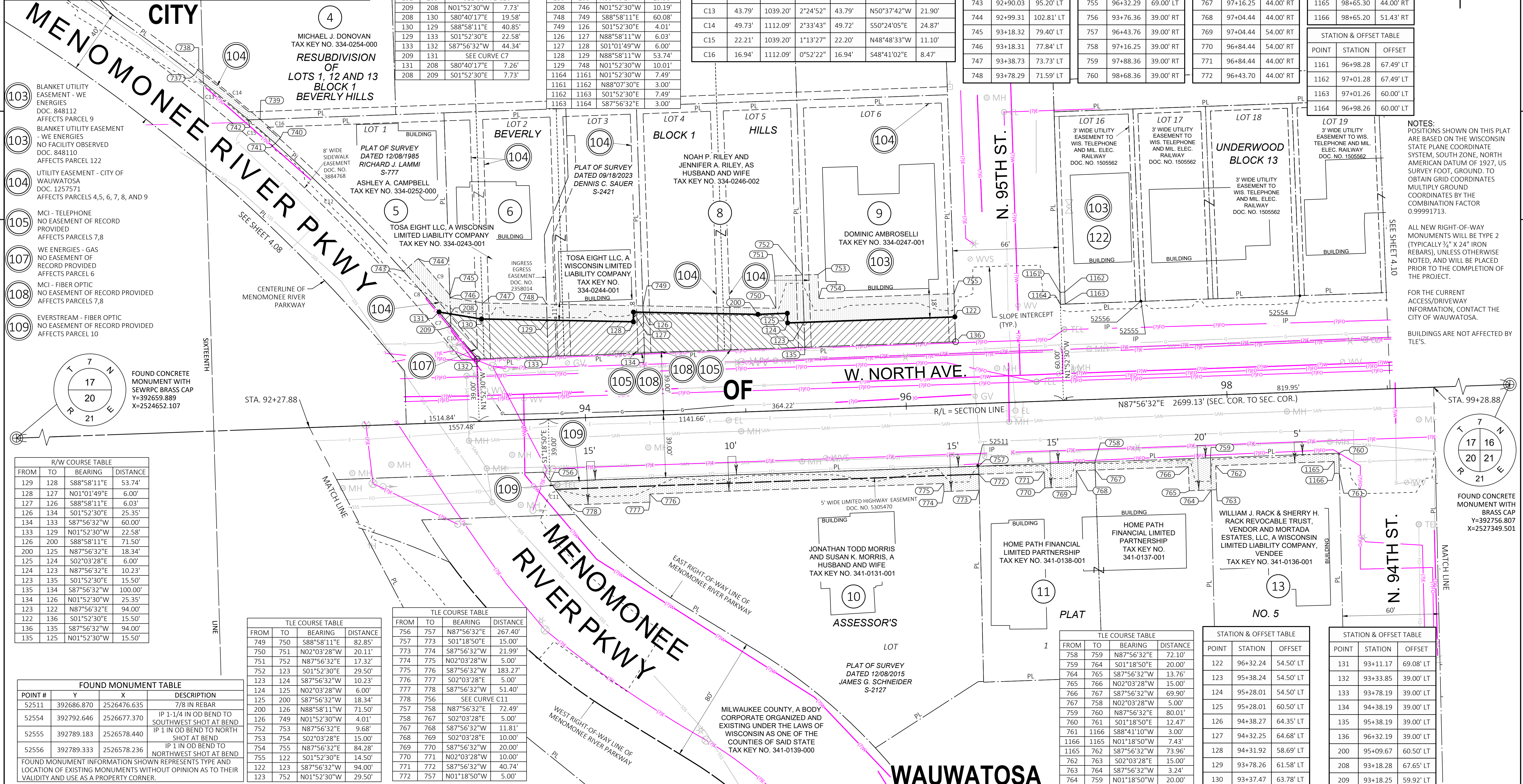
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C7	11.58'	1039.20'	0°38'19"	11.58'	N39°47'37"W	5.79'
C8	33.60'	1039.20'	1°51'10"	33.60'	N41°02'21"W	16.80'
C9	30.15'	1051.20'	1°38'37"	30.15'	S41°08'14"E	15.08'
C10	26.09'	1039.20'	1°26'19"	26.09'	N38°45'18"W	13.05'
C11	18.34'	277.16'	3°47'29"	18.34'	N37°10'05"W	9.17'
C12	113.02'	1040.75'	6°13'20"	112.97'	N45°04'52"W	56.57'
C13	43.79'	1039.20'	2°24'52"	43.79'	N50°37'42"W	21.90'
C14	49.73'	1112.09'	2°33'43"	49.72'	S50°24'05"E	24.87'
C15	22.21'	1039.20'	1°13'27"	22.20'	N48°48'33"W	11.10'
C16	16.94'	1112.09'	0°52'22"	16.94'	S48°41'02"E	8.47'

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
737	91+63.95	221.97' LT
738	91+66.97	226.05' LT
739	92+04.12	193.00' LT
740	92+16.44	181.37' LT
741	92+12.95	177.79' LT
742	91+96.78	193.00' LT
743	92+90.03	95.20' LT
744	92+99.31	102.81' LT
745	93+18.32	79.40' LT
746	93+18.31	77.84' LT
747	93+38.73	73.73' LT
748	93+78.29	71.59' LT

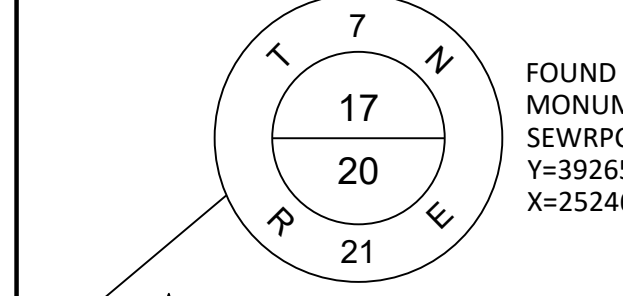
STATION & OFFSET TABLE		
POINT	STATION	OFFSET
749	94+38.28	68.36' LT
750	95+21.01	63.89' LT
751	95+21.01	84.00' LT
752	95+38.33	84.00' LT
753	95+48.01	84.00' LT
754	95+48.01	69.00' LT
755	96+32.29	69.00' LT
756	93+76.36	39.00' RT
757	96+43.76	39.00' RT
758	97+16.25	39.00' RT
759	97+88.36	39.00' RT
760	98+68.36	39.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
761	98+68.20	51.47' RT
762	97+91.34	44.00' RT
763	97+91.34	59.00' RT
764	97+88.10	59.00' RT
765	97+74.34	59.00' RT
766	97+74.34	44.00' RT
767	97+16.25	44.00' RT
768	97+04.44	44.00' RT
769	97+04.44	54.00' RT
770	96+84.44	54.00' RT
771	96+84.44	44.00' RT
772	96+43.70	44.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
773	96+43.57	54.00' RT
774	96+21.58	54.00' RT
775	96+21.58	49.00' RT
776	94+38.31	49.00' RT
777	94+38.31	54.00' RT
778	93+86.91	54.00' RT
1165	98+65.30	44.00' RT
1166	98+65.20	51.43' RT



- 103 BLANKET UTILITY EASEMENT - WE ENERGIES DOC. 848112 AFFECTS PARCEL 9
- 103 BLANKET UTILITY EASEMENT - WE ENERGIES NO FACILITY OBSERVED DOC. 848110 AFFECTS PARCEL 122
- 104 UTILITY EASEMENT - CITY OF WAUWATOSA DOC. 1257571 AFFECTS PARCELS 4, 5, 6, 7, 8, AND 9
- 105 MCI - TELEPHONE NO EASEMENT OF RECORD PROVIDED AFFECTS PARCELS 7, 8
- 107 WE ENERGIES - GAS NO EASEMENT OF RECORD PROVIDED AFFECTS PARCEL 6
- 108 MCI - FIBER OPTIC NO EASEMENT OF RECORD PROVIDED AFFECTS PARCELS 7, 8
- 109 EVERSTREAM - FIBER OPTIC NO EASEMENT OF RECORD PROVIDED AFFECTS PARCEL 10



R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE
129	128	S88°58'11"E	53.74'
128	127	N01°01'49"E	6.00'
127	126	S88°58'11"E	6.03'
126	134	S01°52'30"E	25.35'
134	133	S87°56'32"W	60.00'
133	129	N01°52'30"W	22.58'
126	200	S88°58'11"E	71.50'
200	125	N87°56'32"E	18.34'
125	124	S02°03'28"E	6.00'
124	123	N87°56'32"E	10.23'
123	135	S01°52'30"E	15.50'
135	134	S87°56'32"W	100.00'
134	126	N01°52'30"W	25.35'
123	122	N87°56'32"E	94.00'
122	136	S01°52'30"E	15.50'
136	135	S87°56'32"W	94.00'
135	125	N01°52'30"W	15.50'

FOUND MONUMENT TABLE			
POINT #	Y	X	DESCRIPTION
52511	392686.870	2526476.635	7/8" IN REBAR
52554	392792.646	2526677.370	IP 1-1/4" IN OD BEND TO SOUTHWEST SHOT AT BEND
52555	392789.183	2526578.440	IP 1 IN OD BEND TO NORTH SHOT AT BEND
52556	392789.333	2526578.236	IP 1 IN OD BEND TO NORTHWEST SHOT AT BEND

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
749	750	S88°58'11"E	82.85'
750	751	N02°03'28"W	20.11'
751	752	N87°56'32"E	17.32'
752	123	S01°52'30"E	29.50'
123	124	S87°56'32"W	10.23'
124	125	N02°03'28"W	6.00'
125	200	S87°56'32"W	18.34'
200	126	N88°58'11"W	71.50'
126	749	N01°52'30"W	4.01'
752	753	N87°56'32"E	9.68'
753	754	S02°03'28"E	15.00'
754	755	N87°56'32"E	84.28'
755	122	S01°52'30"E	14.50'
122	123	S87°56'32"W	94.00'
123	752	N01°52'30"W	29.50'

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
756	757	N87°56'32"E	267.40'
757	773	S01°18'50"E	15.00'
773	774	S87°56'32"W	21.99'
774	775	N02°03'28"W	5.00'
775	776	S87°56'32"W	183.27'
776	777	S02°03'28"E	5.00'
777	778	S87°56'32"W	51.40'
778	756	SEE CURVE C11	
757	758	N87°56'32"E	72.49'
758	767	S02°03'28"E	5.00'
767	768	S87°56'32"W	11.81'
768	769	S02°03'28"E	10.00'
769	770	S87°56'32"W	20.00'
770	771	N02°03'28"W	10.00'
771	772	S87°56'32"W	40.74'
772	757	N01°18'50"W	5.00'

REVISION DATE	DATE 05/01/2026	SCALE, FEET	HWY: W. NORTH AVENUE	R/W PROJECT NUMBER 2135-05-01	PLAT SHEET 4.09
	GRID FACTOR 0.99991713		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET

FOUND MONUMENT TABLE			
POINT #	Y	X	DESCRIPTION
52512	392677.213	2526801.987	IP 1 IN OD
52513	392681.219	2526801.649	IP 7/8 IN OD
52514	392678.624	2526841.942	IP 7/8 IN OD
52515	392682.635	2526841.788	IP 7/8 IN OD LOOKS LIKE PLUMBING PIPE
52516	392680.046	2526882.031	IP 1 IN OD BEND TO EAST SHOT AT BEND
52517	392681.497	2526921.967	IP 5/8 IN OD BEND TO WEST SHOT AT BEND
52518	392683.053	2526961.961	IP 5/8 IN OD BEND TO SOUTH SHOT AT BEND
52519	392697.557	2527228.823	CUT CROSS
52522	392719.320	2527405.419	IP 1-3/8 IN OD
52550	392814.752	2527292.899	IP 1 IN OD BEND SOUTHEAST SHOT AT BEND
52551	392806.608	2527060.677	IP 7/8 IN OD BEND TO WEST SHOT AT BEND
52552	392802.267	2526940.903	IP 1-3/8 IN OD
52553	392800.033	2526881.723	IP 1-3/8 IN OD

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
779	103+36.24	60.00' LT
780	103+36.24	64.00' LT
781	104+58.46	64.00' LT
782	104+59.20	170.00' LT
783	104+54.20	170.00' LT
784	104+54.27	180.00' LT
785	104+64.27	180.00' LT
786	104+63.44	60.00' LT
787	104+54.41	200.00' LT
788	104+54.48	210.00' LT
789	104+59.48	210.00' LT
790	104+59.75	248.29' LT
791	104+64.75	248.25' LT
792	104+64.41	200.00' LT
793	105+75.85	181.33' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
794	105+81.85	181.24' LT
795	105+81.72	172.99' LT
796	105+75.72	172.99' LT
797	105+75.41	152.99' LT
798	105+81.41	152.99' LT
799	105+81.33	147.99' LT
800	105+76.33	147.99' LT
801	105+74.71	44.00' LT
802	106+67.72	44.00' LT
803	101+80.51	60.00' RT
804	101+80.51	65.00' RT
805	101+88.03	65.00' RT
806	101+95.51	65.00' RT
807	101+95.51	60.00' RT
808	101+88.09	60.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
809	102+77.26	60.00' RT
810	102+92.26	60.00' RT
811	102+92.26	65.00' RT
812	102+77.26	65.00' RT
813	103+95.12	60.00' RT
814	104+62.24	60.00' RT
815	104+62.21	62.00' RT
816	103+95.09	62.00' RT
817	104+57.83	167.98' RT
818	104+60.83	167.98' RT
819	104+60.77	172.98' RT
820	104+57.77	172.98' RT
821	104+57.51	192.98' RT
822	104+60.45	192.98' RT
823	104+60.45	197.98' RT

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
1169	1167	N02°03'28"W	6.50'
1167	1168	S87°56'32"E	9.00'
1168	1170	N02°03'28"W	6.50'
1170	1169	S87°56'32"W	9.00'
1173	1171	N02°03'28"W	3.00'
1171	1172	N87°56'32"E	10.00'
1172	1174	S02°03'28"E	3.00'
1174	1173	S87°56'32"W	10.00'

BASIS OF EXISTING RIGHT-OF-WAY			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	UNDERWOOD	1927	60' N OF CL
W. NORTH AVE.	PARKWAY ESTATES	1927	60' S OF CL
W. NORTH AVE.	ITTER RUE ROYALE	1927	33' N OF CL
W. NORTH AVE.	RIDGE LAWN NO. 2	1897	33' S OF CL
N. SWAN BLVD.	ITTER RUE ROYALE	1927	55' E OF CL
N. SWAN BLVD.	UNDERWOOD	1927	55' W OF CL

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
137	797	N01°39'33"W	112.00'
797	798	N87°26'59"E	6.00'
798	799	S01°39'33"E	5.00'
799	800	S87°26'59"W	5.00'
800	801	S01°39'33"E	104.00'
801	802	N87°26'59"E	93.01'
802	138	S01°39'33"E	3.00'
138	137	S87°26'59"W	94.01'
796	793	N01°39'33"W	8.35'
793	794	N88°20'27"E	6.00'
794	795	S01°39'33"E	8.25'
795	796	S87°26'59"W	6.00'

R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE
140	137	N01°39'33"W	8.00'
137	138	N87°26'59"E	94.01'
138	139	S01°39'33"E	8.00'
139	140	S87°26'59"W	94.01'

UTILITY EASEMENT ON, BENEATH AND ADJACENT TO WEST PROPERTY LINE GRANTED TO WISCONSIN TELEPHONE CO. DOC. NO. 2721720

NOTES:  
POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3" X 34" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

UTILITY EASEMENT WE ENERGIES - ELECTRIC NO FACILITY OBSERVED DOC. 1505562 AFFECTS PARCELS 14, 123, 124

UTILITY EASEMENT MCI - TELEPHONE NO FACILITY OBSERVED DOC. 105562 AFFECTS PARCELS 14, 123, 124

UTILITY EASEMENT WE ENERGIES - ELECTRIC NO FACILITY OBSERVED DOC. 353176 AFFECTS PARCEL 15

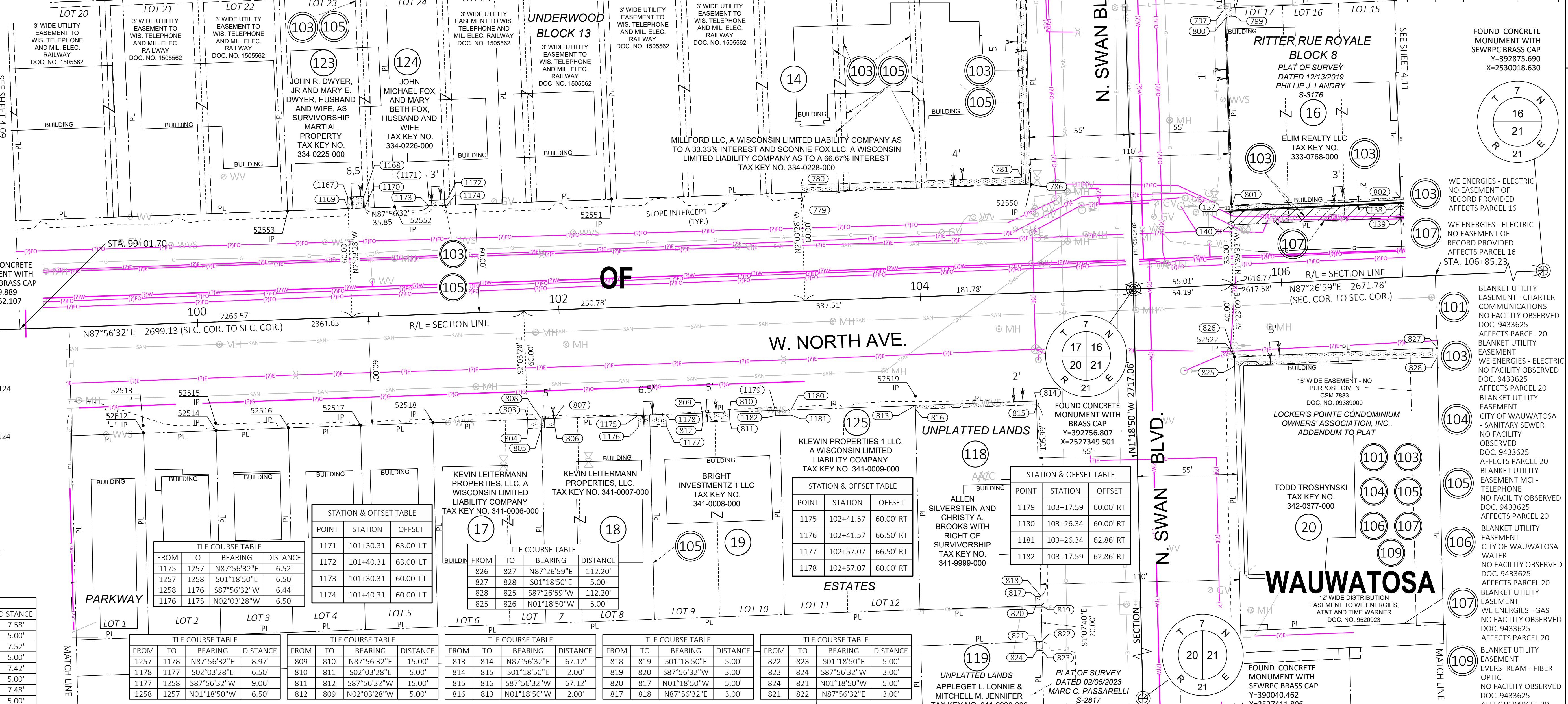
UTILITY EASEMENT MCI - TELEPHONE NO FACILITY OBSERVED DOC. 105562 AFFECTS PARCEL 15

BLANKET UTILITY EASEMENT WE ENERGIES - ELECTRIC NO FACILITY OBSERVED DOC. 848110 AFFECTS PARCEL 14

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
803	808	N87°56'32"E	7.58'
808	805	S01°18'50"E	5.00'
805	804	S87°56'32"W	7.52'
804	803	N02°03'28"W	5.00'
808	807	N87°56'32"E	7.42'
807	806	S02°03'28"E	5.00'
806	805	S87°56'32"W	7.48'
805	808	N01°18'50"W	5.00'

20' WIDE PUBLIC ALLEY

20' WIDE PUBLIC ALLEY



REVISION DATE	DATE	05/01/2026
	GRID FACTOR	0.99991713

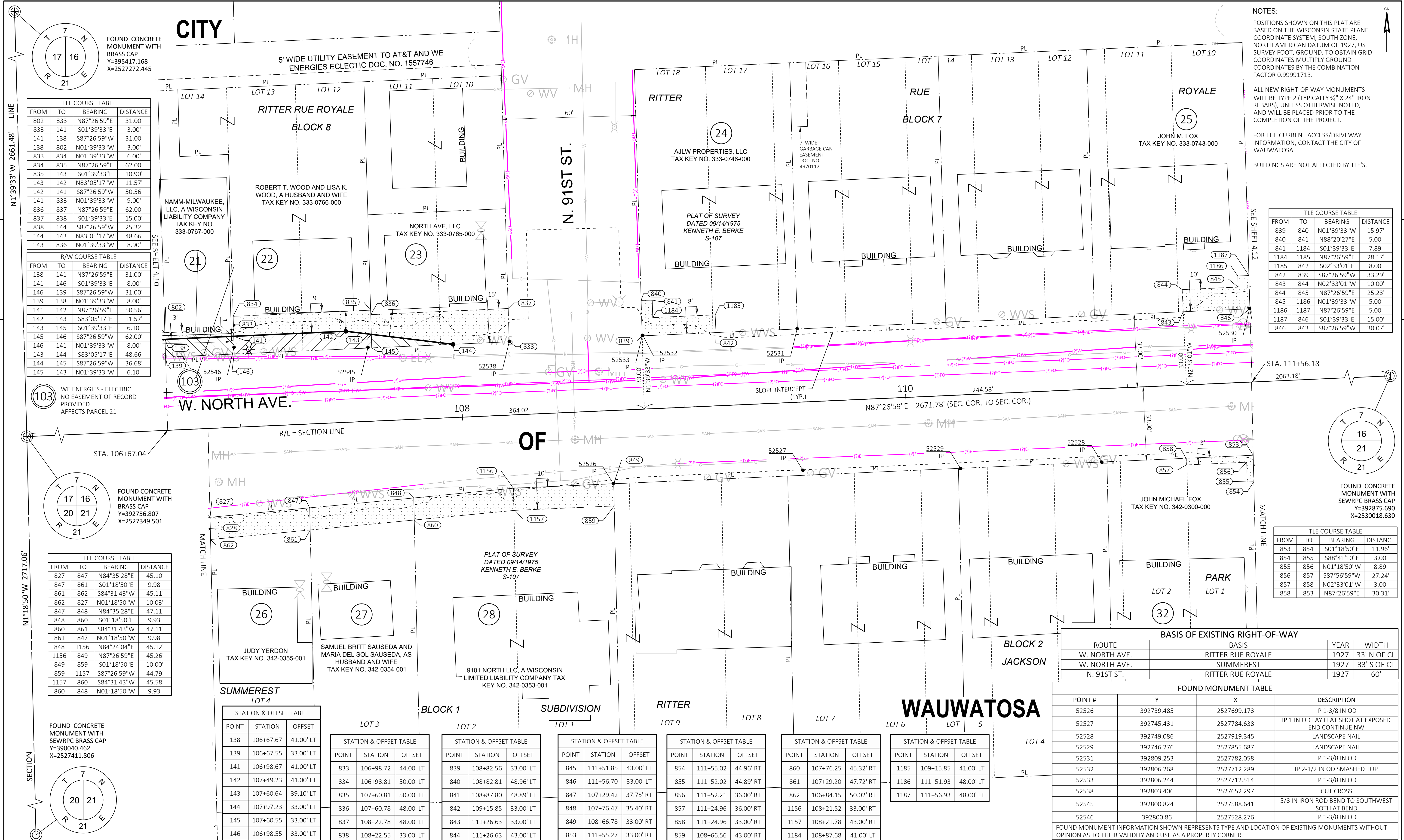
SCALE, FEET	0 30 60
HWY:	W. NORTH AVENUE
COUNTY:	MILWAUKEE

R/W PROJECT NUMBER	2135-05-01
CONSTRUCTION PROJECT NUMBER	2135-05-71/72 & 2135-15-70

PLAT SHEET	4.10
PS&E SHEET	E

FILE NAME : 040401\_RP.DWG  
LAYOUT NAME : 040403\_rp

PLAT DATE : 5/1/2026 3:59 PM  
PLOT BY : ROLLINS, CARLA  
PLOT NAME :  
PLOT SCALE : 1"=30'  
WISDOT/CADD SHEET 75



**NOTES:**  
 POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

**TLE COURSE TABLE**

FROM	TO	BEARING	DISTANCE
802	833	N87°26'59"E	31.00'
833	141	S01°39'33"E	3.00'
141	138	S87°26'59"W	31.00'
138	802	N01°39'33"W	3.00'
833	834	N01°39'33"W	6.00'
834	835	N87°26'59"E	62.00'
835	143	S01°39'33"E	10.90'
143	142	N83°05'17"W	11.57'
142	141	S87°26'59"W	50.56'
141	833	N01°39'33"W	9.00'
836	837	N87°26'59"E	62.00'
837	838	S01°39'33"E	15.00'
838	144	S87°26'59"W	25.32'
144	143	N83°05'17"W	48.66'
143	836	N01°39'33"W	8.90'

**R/W COURSE TABLE**

FROM	TO	BEARING	DISTANCE
138	141	N87°26'59"E	31.00'
141	146	S01°39'33"E	8.00'
146	139	S87°26'59"W	31.00'
139	138	N01°39'33"W	8.00'
141	142	N87°26'59"E	50.56'
142	143	S83°05'17"E	11.57'
143	145	S01°39'33"E	6.10'
145	146	S87°26'59"W	62.00'
146	141	N01°39'33"W	8.00'
143	144	S83°05'17"E	48.66'
144	145	S87°26'59"W	36.68'
145	143	N01°39'33"W	6.10'

**TLE COURSE TABLE**

FROM	TO	BEARING	DISTANCE
839	840	N01°39'33"W	15.97'
840	841	N88°20'27"E	5.00'
841	1184	S01°39'33"E	7.89'
1184	1185	N87°26'59"E	28.17'
1185	842	S02°33'01"E	8.00'
842	839	S87°26'59"W	33.29'
843	844	N02°33'01"W	10.00'
844	845	N87°26'59"E	25.23'
845	1186	N01°39'33"W	5.00'
1186	1187	N87°26'59"E	5.00'
1187	846	S01°39'33"E	15.00'
846	843	S87°26'59"W	30.07'

**TLE COURSE TABLE**

FROM	TO	BEARING	DISTANCE
853	854	S01°18'50"E	11.96'
854	855	S88°41'10"E	3.00'
855	856	N01°18'50"W	8.89'
856	857	S87°56'59"W	27.24'
857	858	N02°33'01"W	3.00'
858	853	N87°26'59"E	30.31'

**BASIS OF EXISTING RIGHT-OF-WAY**

ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	RITTER RUE ROYALE	1927	33' N OF CL
W. NORTH AVE.	SUMMEREST	1927	33' S OF CL
N. 91ST ST.	RITTER RUE ROYALE	1927	60'

**FOUND MONUMENT TABLE**

POINT #	Y	X	DESCRIPTION
52526	392739.485	2527699.173	IP 1-3/8 IN OD
52527	392745.431	2527784.638	IP 1 IN OD LAY FLAT SHOT AT EXPOSED END CONTINUE NW
52528	392749.086	2527919.345	LANDSCAPE NAIL
52529	392746.276	2527855.687	LANDSCAPE NAIL
52531	392809.253	2527782.058	IP 1-3/8 IN OD
52532	392806.268	2527712.289	IP 2-1/2 IN OD SMASHED TOP
52533	392806.244	2527712.514	IP 1-3/8 IN OD
52538	392803.406	2527652.297	CUT CROSS
52545	392800.824	2527588.641	5/8 IN IRON ROD BEND TO SOUTHWEST SOTH AT BEND
52546	392800.86	2527528.276	IP 1-3/8 IN OD

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

**STATION & OFFSET TABLE**

POINT	STATION	OFFSET
138	106+67.67	41.00' LT
139	106+67.55	33.00' LT
141	106+98.67	41.00' LT
142	107+49.23	41.00' LT
143	107+60.64	39.10' LT
144	107+97.23	33.00' LT
145	107+60.55	33.00' LT
146	106+98.55	33.00' LT

**STATION & OFFSET TABLE**

POINT	STATION	OFFSET
833	106+98.72	44.00' LT
834	106+98.81	50.00' LT
835	107+60.81	50.00' LT
836	107+60.78	48.00' LT
837	108+22.78	48.00' LT
838	111+26.63	33.00' LT
839	108+22.55	33.00' LT

**STATION & OFFSET TABLE**

POINT	STATION	OFFSET
839	108+82.56	33.00' LT
840	108+82.81	48.96' LT
841	108+87.80	48.89' LT
842	109+15.85	33.00' LT
843	108+66.78	33.00' LT
844	111+26.63	43.00' LT

**STATION & OFFSET TABLE**

POINT	STATION	OFFSET
845	111+51.85	43.00' LT
846	111+56.70	33.00' LT
847	107+29.42	37.75' RT
848	107+76.47	35.40' RT
849	108+66.78	33.00' RT
853	111+55.27	33.00' RT

**STATION & OFFSET TABLE**

POINT	STATION	OFFSET
854	111+55.02	44.96' RT
855	111+52.02	44.89' RT
856	111+52.21	36.00' RT
857	111+24.96	36.00' RT
858	111+24.96	33.00' RT
859	108+66.56	43.00' RT

**STATION & OFFSET TABLE**

POINT	STATION	OFFSET
860	107+76.25	45.32' RT
861	107+29.20	47.72' RT
862	106+84.15	50.02' RT
1186	111+51.93	48.00' LT
1187	111+56.93	48.00' LT

**STATION & OFFSET TABLE**

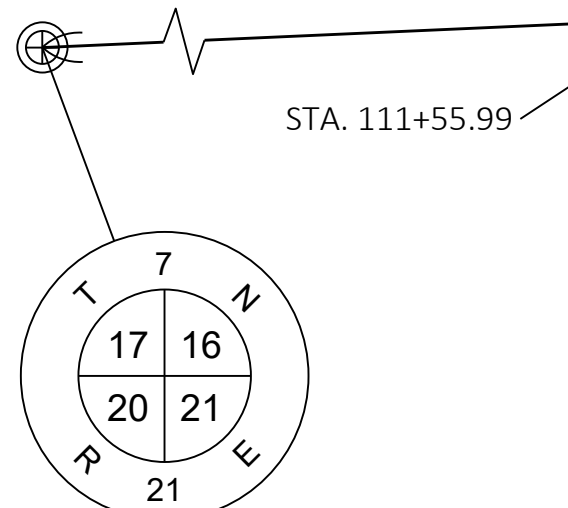
POINT	STATION	OFFSET
1185	109+15.85	41.00' LT

REVISION DATE	DATE 05/01/2026	SCALE, FEET	HWY: W. NORTH AVENUE	R/W PROJECT NUMBER 2135-05-01	PLAT SHEET 4.11
	GRID FACTOR 0.99991713	0 20 40	COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET

FROM	TO	BEARING	DISTANCE
876	1160	N01°39'33"W	59.01'
1160	864	N88°30'30"E	15.00'
864	865	S01°39'33"E	48.74'
865	866	N87°26'59"E	77.04'
866	875	S01°26'01"E	10.00'
875	876	S87°26'59"W	92.00'
866	867	N87°26'59"E	84.20'
867	868	N02°33'01"W	5.00'
868	869	N87°26'59"E	24.00'
869	870	S02°33'01"E	10.00'
870	871	N87°26'59"E	33.70'
871	872	N02°33'01"W	10.00'
872	873	N87°26'59"E	40.06'
873	874	S01°38'42"E	15.00'
874	875	S87°26'59"W	181.92'
875	866	N01°26'01"W	10.00'
880	877	N01°38'42"W	19.44'
877	1188	N87°21'18"E	3.00'
1188	1189	S01°38'42"E	7.39'
1189	878	N87°26'59"E	49.00'
878	149	S01°38'42"W	6.00'
149	148	S87°26'59"W	12.68'
148	147	S76°26'46"W	31.44'
147	880	S87°26'59"W	8.56'
1190	879	N87°26'59"E	40.00'
879	150	S01°38'42"E	5.00'
150	149	S87°26'59"W	40.00'
149	1190	N01°38'42"W	5.00'

FROM	TO	BEARING	DISTANCE
149	152	S01°38'42"E	6.00'
152	147	S87°26'59"W	43.44'
147	148	N76°26'46"E	31.44'
148	149	N87°26'59"E	12.68'
149	150	N87°26'59"E	40.00'
150	151	S01°38'42"E	6.00'
151	152	S87°26'59"W	40.00'
152	149	N01°38'42"W	6.00'

BLANKET UTILITY EASEMENT  
WE ENERGIES - ELECTRIC  
NO FACILITY OBSERVED  
DOC. NO. 3088618  
DOC. 3128559  
AFFECTS PARCEL 38



FOUND CONCRETE  
MONUMENT WITH  
BRASS CAP  
Y=392756.807  
X=2527349.501

FROM	TO	BEARING	DISTANCE
881	882	N87°26'59"E	40.50'
882	891	S01°18'50"E	15.00'
891	892	S87°26'59"W	40.50'
892	881	N01°18'50"W	5.00'
882	883	N87°26'59"E	289.50'
883	888	S01°18'50"E	19.00'
888	1194	S87°26'59"W	76.75'
1194	1193	S02°33'01"E	7.00'
1193	1192	S87°26'59"W	40.40'
1192	1191	N02°33'01"W	7.00'
1191	890	S87°26'59"W	50.91'
890	889	N02°33'01"W	4.00'
889	891	S87°26'59"W	122.08'
891	882	N01°18'50"W	15.00'

ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	COOLIDGE LAWNS	1923	33' N OF CL
W. NORTH AVE.	H.R. GRAHAM AND H.F. BUENING SUB.	1925	33' N OF CL
W. NORTH AVE.	ITTER PLEASANT VIEW	1925	33' N OF CL
W. NORTH AVE.	ITTER JACKSON PARK	1926	33' S OF CL
N. 90TH ST.	ITTER RUE ROYALE	1927	30' W OF CL
N. 90TH ST.	COOLIDGE LAWNS	1927	30' E OF CL
N. 89TH ST.	H.R. GRAHAM AND H.F. BUENING SUB.	1925	30' W OF CL
N. 89TH ST.	ITTER PLEASANT VIEW	1925	30' E OF CL

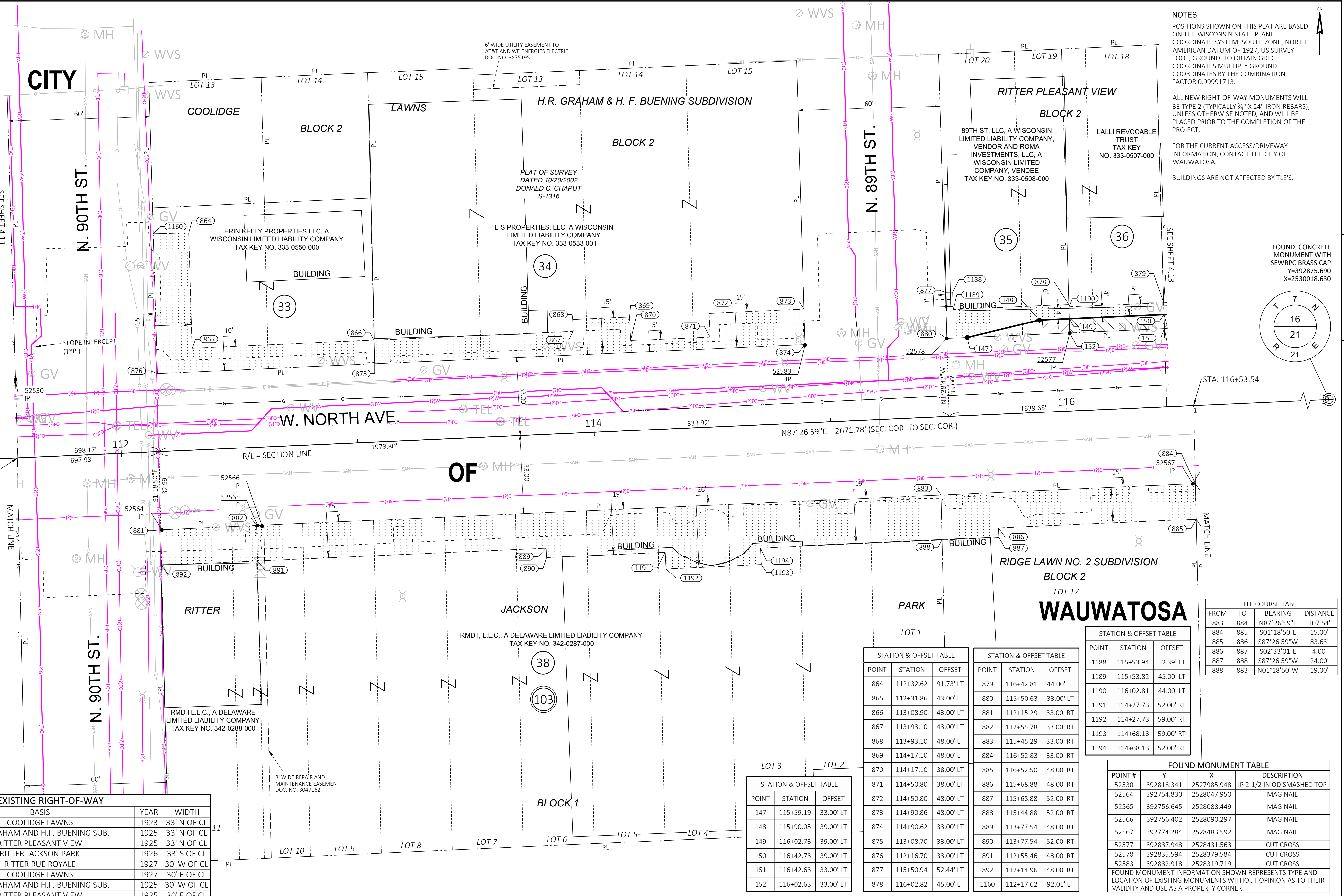
REVISION DATE \_\_\_\_\_  
DATE 05/01/2026  
GRID FACTOR 0.99991713



HWY: W. NORTH AVENUE  
COUNTY: MILWAUKEE

R/W PROJECT NUMBER 2135-05-01  
CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70

PLAT SHEET 4.12  
PS&E SHEET \_\_\_\_\_



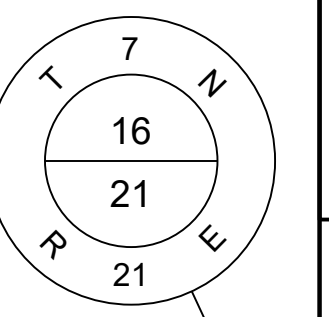
NOTES:  
POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

FOUND CONCRETE MONUMENT WITH SEWRPC BRASS CAP  
Y=392875.690  
X=2530018.630



FROM	TO	BEARING	DISTANCE
883	884	N87°26'59"E	107.54'
884	885	S01°18'50"E	15.00'
885	886	S87°26'59"W	83.63'
886	887	S02°33'01"E	4.00'
887	888	S87°26'59"W	24.00'
888	883	N01°18'50"W	19.00'

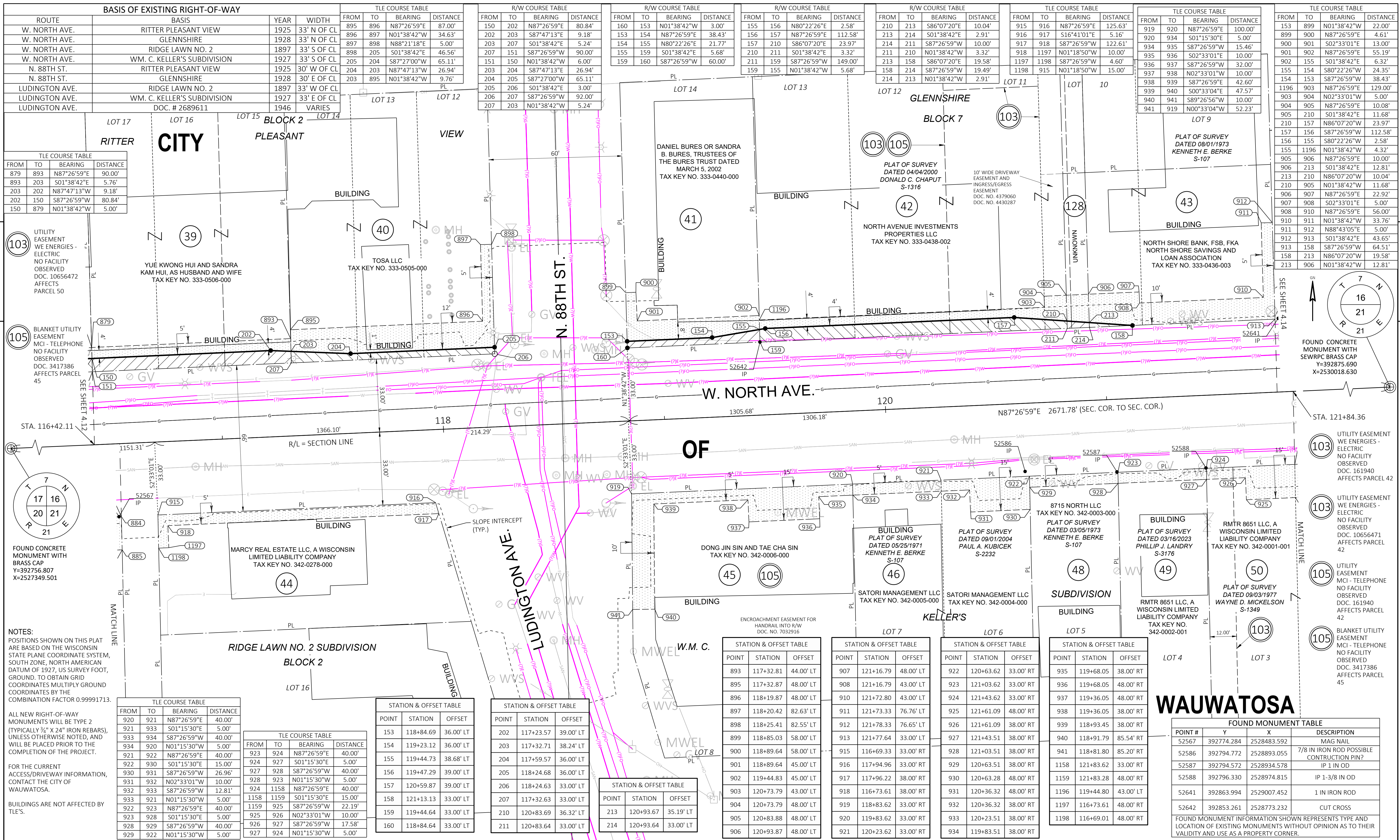
POINT	STATION	OFFSET
864	112+32.62	91.73' LT
865	112+31.86	43.00' LT
866	113+08.90	43.00' LT
867	113+93.10	43.00' LT
868	113+93.10	48.00' LT
869	114+17.10	48.00' LT
870	114+17.10	38.00' LT
871	114+50.80	38.00' LT
872	114+50.80	48.00' LT
873	114+90.86	48.00' LT
874	114+90.62	33.00' LT
875	113+08.70	33.00' LT
876	112+16.70	33.00' LT
877	115+50.94	52.44' LT
878	116+02.82	45.00' LT

POINT	STATION	OFFSET
879	116+42.81	44.00' LT
880	115+50.63	33.00' LT
881	112+15.29	33.00' RT
882	112+55.78	33.00' RT
883	115+45.29	33.00' RT
884	116+52.83	33.00' RT
885	116+52.50	48.00' RT
886	115+68.88	48.00' RT
887	115+68.88	52.00' RT
888	115+44.88	52.00' RT
889	113+77.54	48.00' RT
890	113+77.54	52.00' RT
891	112+55.46	48.00' RT
892	112+14.96	48.00' RT
1160	112+17.62	92.01' LT

POINT	STATION	OFFSET
1188	115+53.94	52.39' LT
1189	115+53.82	45.00' LT
1190	116+02.81	44.00' LT
1191	114+27.73	52.00' RT
1192	114+27.73	59.00' RT
1193	114+68.13	59.00' RT
1194	114+68.13	52.00' RT

POINT #	Y	X	DESCRIPTION
52530	392818.341	2527985.948	IP 2-1/2 IN OD SMASHED TOP
52564	392754.830	2528047.950	MAG NAIL
52565	392756.645	2528088.449	MAG NAIL
52566	392756.402	2528090.297	MAG NAIL
52567	392774.284	2528483.592	MAG NAIL
52577	392837.948	2528431.560	CUT CROSS
52578	392835.594	2528379.584	CUT CROSS
52583	392832.918	2528319.719	CUT CROSS

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.



BASIS OF EXISTING RIGHT-OF-WAY			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	RITTER PLEASANT VIEW	1925	33' N OF CL
W. NORTH AVE.	GLENNSHIRE	1928	33' N OF CL
W. NORTH AVE.	RIDGE LAWN NO. 2	1897	33' S OF CL
W. NORTH AVE.	WM. C. KELLER'S SUBDIVISION	1927	33' S OF CL
N. 88TH ST.	RITTER PLEASANT VIEW	1925	30' W OF CL
N. 88TH ST.	GLENNSHIRE	1928	30' E OF CL
LUDINGTON AVE.	RIDGE LAWN NO. 2	1897	33' W OF CL
LUDINGTON AVE.	WM. C. KELLER'S SUBDIVISION	1927	33' E OF CL
LUDINGTON AVE.	DOC. # 2689611	1946	VARIES

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
895	896	N87°26'59"E	87.00'
896	897	N01°38'42"W	34.63'
897	898	N88°21'18"E	5.00'
898	205	S01°38'42"E	46.56'
205	204	S87°26'59"W	65.11'
204	203	N87°47'13"W	26.94'
203	895	N01°38'42"W	9.76'

R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE
150	202	N87°26'59"E	80.84'
202	203	S87°47'13"E	9.18'
203	207	S01°38'42"E	5.24'
207	151	S87°26'59"W	90.00'
151	150	N01°38'42"W	6.00'
203	204	S87°47'13"E	26.94'
204	205	S87°27'00"W	65.11'
205	206	S01°38'42"E	3.00'
206	207	S87°26'59"W	92.00'
207	203	N01°38'42"W	5.24'

R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE
160	153	N01°38'42"W	3.00'
153	154	N87°26'59"E	38.43'
154	155	N80°22'26"E	21.77'
155	159	S01°38'42"E	5.68'
159	160	S87°26'59"W	60.00'

R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE
155	156	N80°22'26"E	2.58'
156	157	N87°26'59"E	112.58'
157	210	S86°07'20"E	23.97'
210	211	S01°38'42"E	3.32'
211	159	S87°26'59"W	149.00'
159	155	N01°38'42"W	5.68'

R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE
210	213	S86°07'20"E	10.04'
213	214	S01°38'42"E	2.91'
214	211	S87°26'59"W	10.00'
211	210	N01°38'42"W	3.32'
213	158	S86°07'20"E	19.58'
158	214	S87°26'59"W	19.49'
214	213	N01°38'42"W	2.91'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
915	916	N87°26'59"E	125.63'
916	917	S16°41'01"E	5.16'
917	918	S87°26'59"W	122.61'
918	1197	N01°18'50"W	10.00'
1197	1198	S87°26'59"W	4.60'
1198	915	N01°18'50"W	15.00'

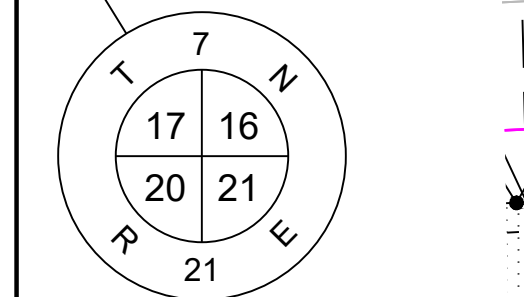
TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
919	920	N87°26'59"E	100.00'
920	934	S01°15'30"E	5.00'
934	935	S87°26'59"W	15.46'
935	936	S02°33'01"E	10.00'
936	937	S87°26'59"W	32.00'
937	938	N02°33'01"W	10.00'
938	939	S87°26'59"W	42.60'
939	940	S00°33'04"E	47.57'
940	941	S89°26'56"W	10.00'
941	919	N00°33'04"W	52.23'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
153	899	N01°38'42"W	22.00'
899	900	N87°26'59"E	4.61'
900	901	S02°33'01"E	13.00'
901	902	N87°26'59"E	55.19'
902	155	S01°38'42"E	6.32'
155	154	S80°22'26"W	24.35'
154	153	S87°26'59"W	38.43'
1196	903	N87°26'59"E	129.00'
903	904	N02°33'01"W	5.00'
904	905	N87°26'59"E	10.08'
905	210	S01°38'42"E	11.68'
210	157	N86°07'20"W	23.97'
157	156	S87°26'59"W	112.58'
156	155	S80°22'26"W	2.58'
155	1196	N01°38'42"W	4.32'
905	906	N87°26'59"E	10.00'
906	213	S01°38'42"E	12.81'
213	210	N86°07'20"W	10.04'
210	905	N01°38'42"W	11.68'
906	907	N87°26'59"E	22.92'
907	908	S02°33'01"E	5.00'
908	910	N87°26'59"E	56.00'
910	911	N01°38'42"W	33.76'
911	912	N88°43'05"E	5.00'
912	913	S01°38'42"E	43.65'
913	158	S87°26'59"W	64.51'
158	213	N86°07'20"W	19.58'
213	906	N01°38'42"W	12.81'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
879	893	N87°26'59"E	90.00'
893	203	S01°38'42"E	5.76'
203	202	N87°47'13"W	9.18'
202	150	S87°26'59"W	80.84'
150	879	N01°38'42"W	5.00'

UTILITY EASEMENT WE ENERGIES - ELECTRIC NO FACILITY OBSERVED DOC. 10656472 AFFECTS PARCEL 50

BLANKET UTILITY EASEMENT MCI - TELEPHONE NO FACILITY OBSERVED DOC. 3417386 AFFECTS PARCEL 45



FOUND CONCRETE MONUMENT WITH BRASS CAP Y=392756.807 X=2527349.501

NOTES: POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
920	921	N87°26'59"E	40.00'
921	933	S01°15'30"E	5.00'
933	934	S87°26'59"W	40.00'
934	920	N01°15'30"W	5.00'
921	922	N87°26'59"E	40.00'
922	930	S01°15'30"E	15.00'
930	931	S87°26'59"W	26.96'
931	932	N02°33'01"W	10.00'
932	933	S87°26'59"W	12.81'
933	921	N01°15'30"W	5.00'
922	923	N87°26'59"E	40.00'
923	928	S01°15'30"E	5.00'
928	929	S87°26'59"W	40.00'
929	922	N01°15'30"W	5.00'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
923	924	N87°26'59"E	40.00'
924	927	S01°15'30"E	5.00'
927	928	S87°26'59"W	40.00'
928	923	N01°15'30"E	5.00'
924	1158	N87°26'59"E	40.00'
1158	1159	S01°15'30"E	15.00'
1159	925	S87°26'59"W	22.19'
925	926	N02°33'01"W	10.00'
926	927	S87°26'59"W	17.58'
927	924	N01°15'30"W	5.00'

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
153	118+84.69	36.00' LT
154	119+23.12	36.00' LT
155	119+44.73	38.68' LT
156	119+47.29	39.00' LT
157	120+59.87	39.00' LT
158	121+13.13	33.00' LT
159	119+44.64	33.00' LT
160	118+84.64	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
202	117+23.57	39.00' LT
203	117+32.71	38.24' LT
204	117+59.57	36.00' LT
205	118+24.68	36.00' LT
206	118+24.63	33.00' LT
207	117+32.63	33.00' LT
210	120+83.69	36.32' LT
211	120+83.64	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
213	120+93.67	35.19' LT
214	120+93.64	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
893	117+32.81	44.00' LT
895	117+32.87	48.00' LT
896	118+19.87	48.00' LT
897	118+20.42	82.63' LT
898	118+25.41	82.55' LT
899	118+85.03	58.00' LT
900	118+89.64	58.00' LT
901	118+89.64	45.00' LT
902	119+44.83	45.00' LT
903	120+73.79	43.00' LT
904	120+73.79	48.00' LT
905	120+83.88	48.00' LT
906	120+93.87	48.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
907	121+16.79	48.00' LT
908	121+16.79	43.00' LT
910	121+72.80	43.00' LT
911	121+73.33	76.76' LT
912	121+78.33	76.65' LT
913	121+77.64	33.00' LT
915	116+69.33	33.00' RT
916	117+94.96	33.00' RT
917	117+96.22	38.00' RT
918	116+73.61	38.00' RT
919	118+83.62	33.00' RT
920	119+83.62	33.00' RT
921	120+23.62	33.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
922	120+63.62	33.00' RT
923	121+03.62	33.00' RT
924	121+43.62	33.00' RT
925	121+61.09	48.00' RT
926	121+61.09	38.00' RT
927	121+43.51	38.00' RT
928	121+03.51	38.00' RT
929	120+63.51	38.00' RT
930	120+63.28	48.00' RT
931	120+36.32	48.00' RT
932	120+36.32	38.00' RT
933	120+23.51	38.00' RT
934	119+83.51	38.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
935	119+68.05	38.00' RT
936	119+68.05	48.00' RT
937	119+36.05	48.00' RT
938	119+36.05	38.00' RT
939	118+93.45	38.00' RT
940	118+91.79	85.54' RT
941	118+81.80	85.20' RT
1158	121+83.62	33.00' RT
1159	121+83.28	48.00' RT
1196	119+44.80	43.00' LT
1197	116+73.61	43.00' RT
1198	116+69.01	48.00' RT

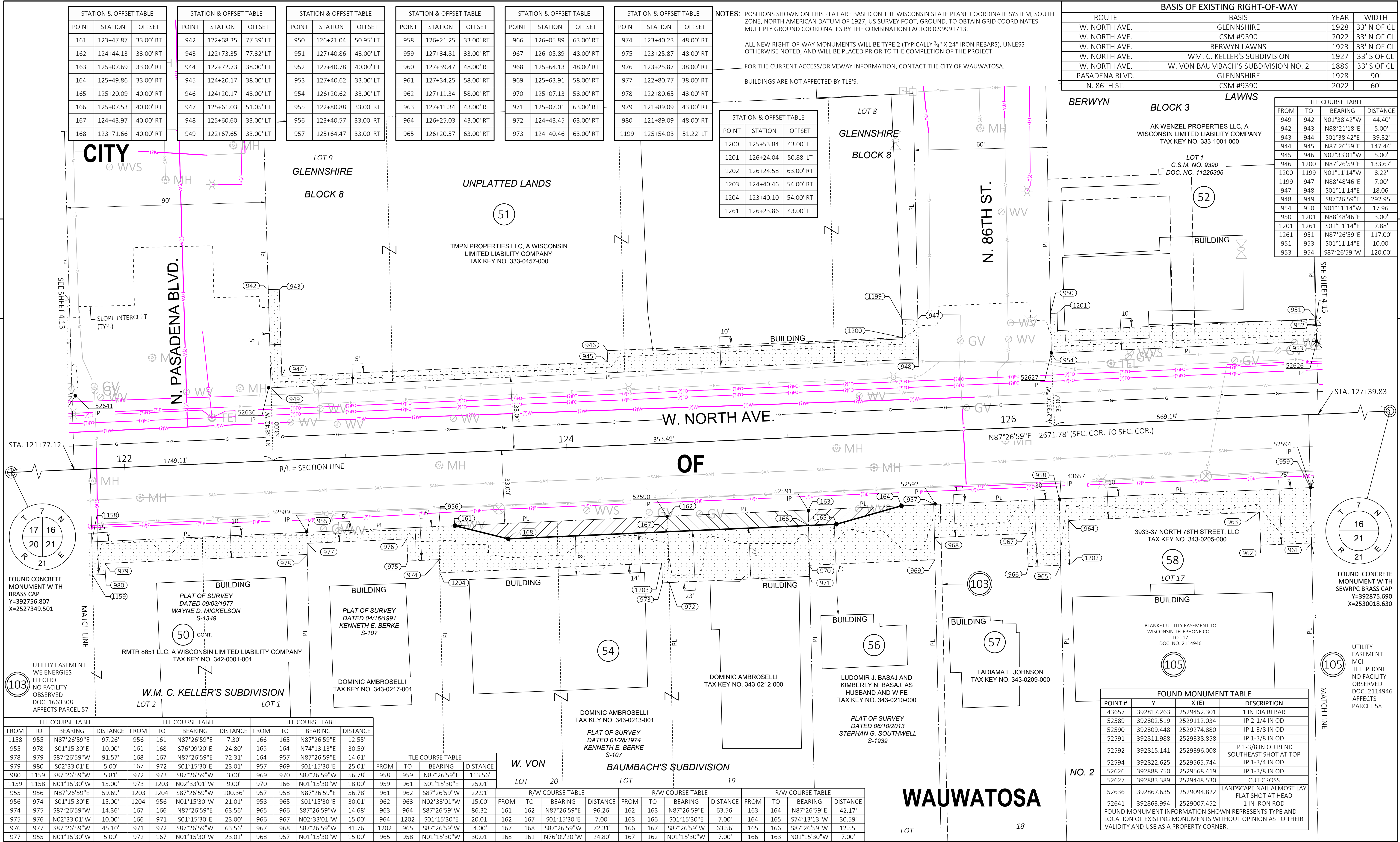
FOUND MONUMENT TABLE			
POINT #	Y	X	DESCRIPTION
52567	392774.284	2528483.592	MAG NAIL
52586	392794.772	2528893.055	7/8 IN IRON ROD POSSIBLE CONSTRUCTION PIN?
52587	392794.572	2528934.578	IP 1 IN OD
52588	392796.330	2528974.815	IP 1-3/8 IN OD
52641	392863.994	2529007.452	1 IN IRON ROD
52642	392853.261	2528773.232	CUT CROSS

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

REVISION DATE: \_\_\_\_\_ DATE: 05/01/2026 SCALE, FEET: 0 20 40

HWY: W. NORTH AVENUE R/W PROJECT NUMBER: 2135-05-01 PLAT SHEET: 4.13

COUNTY: MILWAUKEE CONSTRUCTION PROJECT NUMBER: 2135-05-71/72 & 2135-15-70 PS&E SHEET: \_\_\_\_\_



STATION & OFFSET TABLE			STATION & OFFSET TABLE			STATION & OFFSET TABLE			STATION & OFFSET TABLE			STATION & OFFSET TABLE			STATION & OFFSET TABLE		
POINT	STATION	OFFSET	POINT	STATION	OFFSET	POINT	STATION	OFFSET	POINT	STATION	OFFSET	POINT	STATION	OFFSET	POINT	STATION	OFFSET
161	123+47.87	33.00' RT	942	122+68.35	77.39' LT	950	126+21.04	50.95' LT	958	126+21.25	33.00' RT	966	126+05.89	63.00' RT	974	123+40.23	48.00' RT
162	124+44.13	33.00' RT	943	122+73.35	77.32' LT	951	127+40.86	43.00' LT	959	127+34.81	33.00' RT	967	126+05.89	48.00' RT	975	123+25.87	48.00' RT
163	125+07.69	33.00' RT	944	122+72.73	38.00' LT	952	127+40.78	40.00' LT	960	127+39.47	48.00' RT	968	125+64.13	48.00' RT	976	123+25.87	38.00' RT
164	125+49.86	33.00' RT	945	124+20.17	38.00' LT	953	127+40.62	33.00' LT	961	127+34.25	58.00' RT	969	125+63.91	58.00' RT	977	122+80.77	38.00' RT
165	125+20.09	40.00' RT	946	124+20.17	43.00' LT	954	126+20.62	33.00' LT	962	127+11.34	58.00' RT	970	125+07.13	58.00' RT	978	122+80.65	43.00' RT
166	125+07.53	40.00' RT	947	125+61.03	51.05' LT	955	122+80.88	33.00' RT	963	127+11.34	43.00' RT	971	125+07.01	63.00' RT	979	121+89.09	43.00' RT
167	124+43.97	40.00' RT	948	125+60.60	33.00' LT	956	123+40.57	33.00' RT	964	126+25.03	43.00' RT	972	124+43.45	63.00' RT	980	121+89.09	48.00' RT
168	123+71.66	40.00' RT	949	122+67.65	33.00' LT	957	125+64.47	33.00' RT	965	126+20.57	63.00' RT	973	124+40.46	63.00' RT	1199	125+54.03	51.22' LT

NOTES: POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

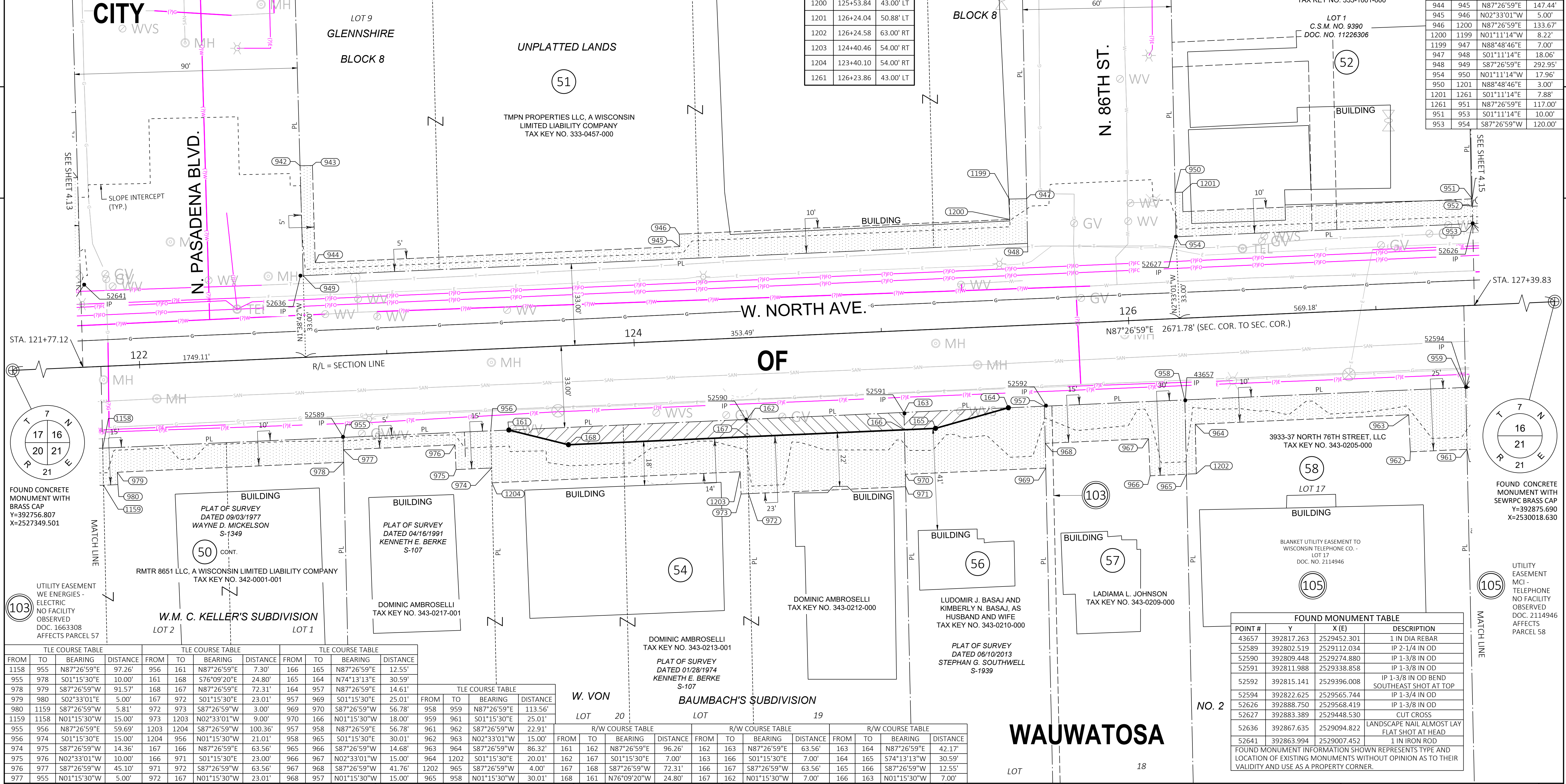
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

BASIS OF EXISTING RIGHT-OF-WAY			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	GLENNSHIRE	1928	33' N OF CL
W. NORTH AVE.	CSM #9390	2022	33' N OF CL
W. NORTH AVE.	BERWYN LAWN	1923	33' N OF CL
W. NORTH AVE.	WM. C. KELLER'S SUBDIVISION	1927	33' S OF CL
W. NORTH AVE.	W. VON BAUMBACH'S SUBDIVISION NO. 2	1886	33' S OF CL
PASADENA BLVD.	GLENNSHIRE	1928	90'
N. 86TH ST.	CSM #9390	2022	60'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
949	942	N01°38'42"W	44.40'
942	943	N88°21'18"E	5.00'
943	944	S01°38'42"E	39.32'
944	945	N87°26'59"E	147.44'
945	946	N02°33'01"W	5.00'
946	1200	N87°26'59"E	133.67'
1200	1199	N01°11'14"W	8.22'
1199	947	N88°48'46"E	7.00'
947	948	S01°11'14"E	18.06'
948	949	S87°26'59"E	292.95'
954	950	N01°11'14"W	17.96'
950	1201	N88°48'46"E	3.00'
1201	1261	S01°11'14"E	7.88'
1261	951	N87°26'59"E	117.00'
951	953	S01°11'14"E	10.00'
953	954	S87°26'59"W	120.00'

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1200	125+53.84	43.00' LT
1201	126+24.04	50.88' LT
1202	126+24.58	63.00' RT
1203	124+40.46	54.00' RT
1204	123+40.10	54.00' RT
1261	126+23.86	43.00' LT



TLE COURSE TABLE				TLE COURSE TABLE				TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE
1158	955	N87°26'59"E	97.26'	956	161	N87°26'59"E	7.30'	166	165	N87°26'59"E	12.55'
955	978	S01°15'30"W	10.00'	161	168	S76°09'20"E	24.80'	165	164	N74°13'13"E	30.59'
978	979	S87°26'59"W	91.57'	168	167	N87°26'59"E	72.31'	164	957	N87°26'59"E	14.61'
979	980	S02°33'01"E	5.00'	167	972	S01°15'30"E	23.01'	957	969	S01°15'30"E	25.01'
980	1159	S87°26'59"W	5.81'	972	973	S87°26'59"W	3.00'	969	970	S87°26'59"W	56.78'
1159	1158	N01°15'30"W	15.00'	973	1203	N02°33'01"W	9.00'	970	166	N01°15'30"W	18.00'
955	956	N87°26'59"E	59.69'	1203	1204	S87°26'59"W	100.36'	957	958	N87°26'59"E	56.78'
956	974	S01°15'30"E	15.00'	1204	956	N01°15'30"W	21.01'	958	965	S01°15'30"E	15.00'
974	975	S87°26'59"W	14.36'	167	166	N87°26'59"E	63.56'	965	966	S87°26'59"W	14.68'
975	976	N02°33'01"W	10.00'	166	971	S01°15'30"E	23.00'	966	967	N02°33'01"W	15.00'
976	977	S87°26'59"W	45.10'	971	972	S87°26'59"W	63.56'	967	968	S87°26'59"W	41.76'
977	955	N01°15'30"W	5.00'	972	167	N01°15'30"W	23.01'	968	957	N01°15'30"W	15.00'

TLE COURSE TABLE				R/W COURSE TABLE				R/W COURSE TABLE				R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE
959	961	S01°15'30"E	25.01'	161	162	N87°26'59"E	96.26'	162	163	N87°26'59"E	63.56'	163	164	N87°26'59"E	42.17'
961	962	S87°26'59"W	22.91'	162	167	S01°15'30"E	7.00'	163	166	S01°15'30"E	7.00'	164	165	S74°13'13"W	30.59'
962	963	N02°33'01"W	15.00'	167	168	S87°26'59"W	72.31'	166	167	S87°26'59"W	63.56'	165	166	S87°26'59"W	12.55'
963	964	S87°26'59"W	86.32'	168	161	N76°09'20"W	24.80'	166	167	S87°26'59"W	72.31'	166	163	N01°15'30"W	7.00'
964	1202	S01°15'30"E	20.01'	161	162	N87°26'59"E	96.26'	167	162	N01°15'30"W	7.00'	166	163	N01°15'30"W	7.00'

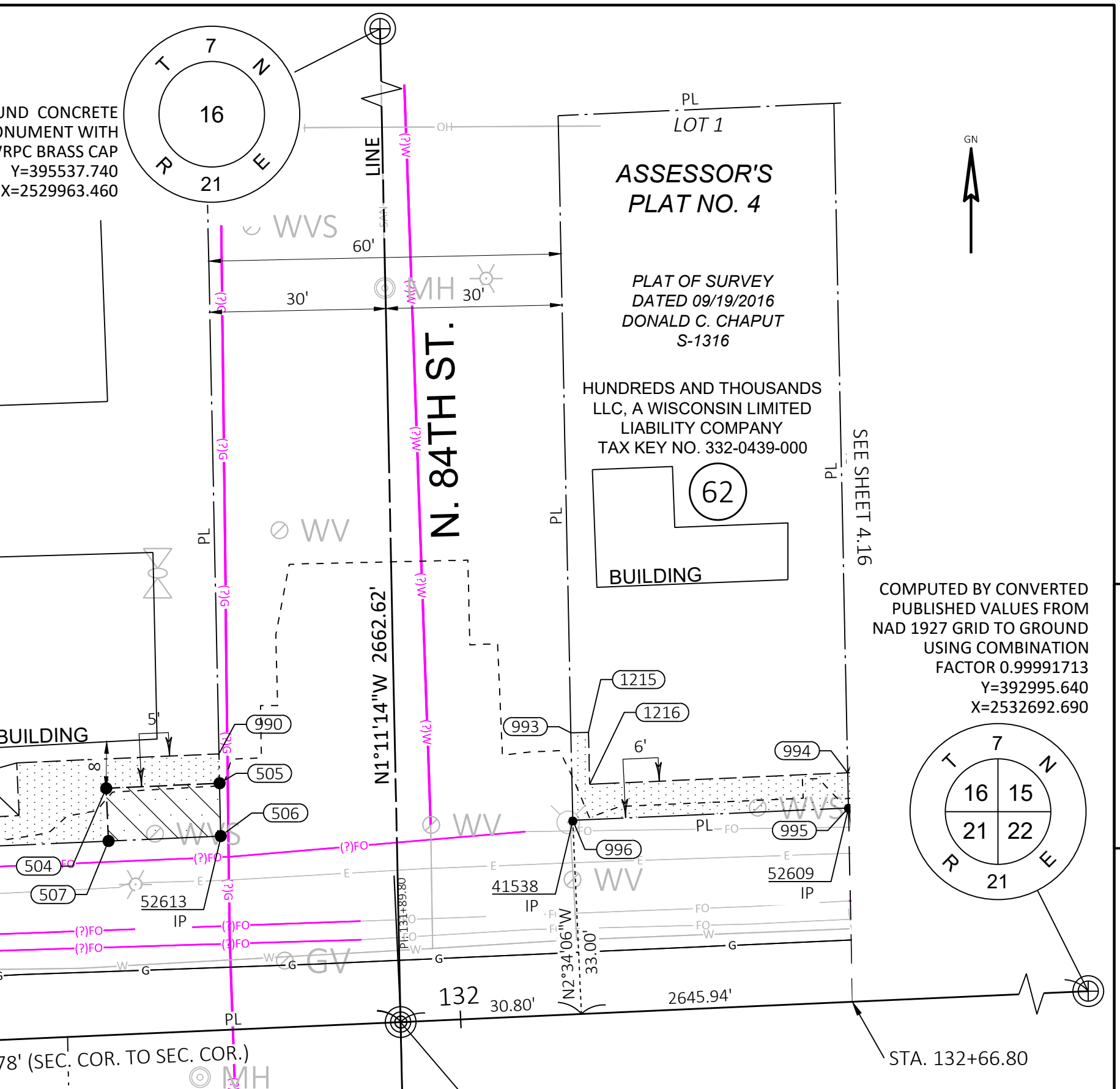
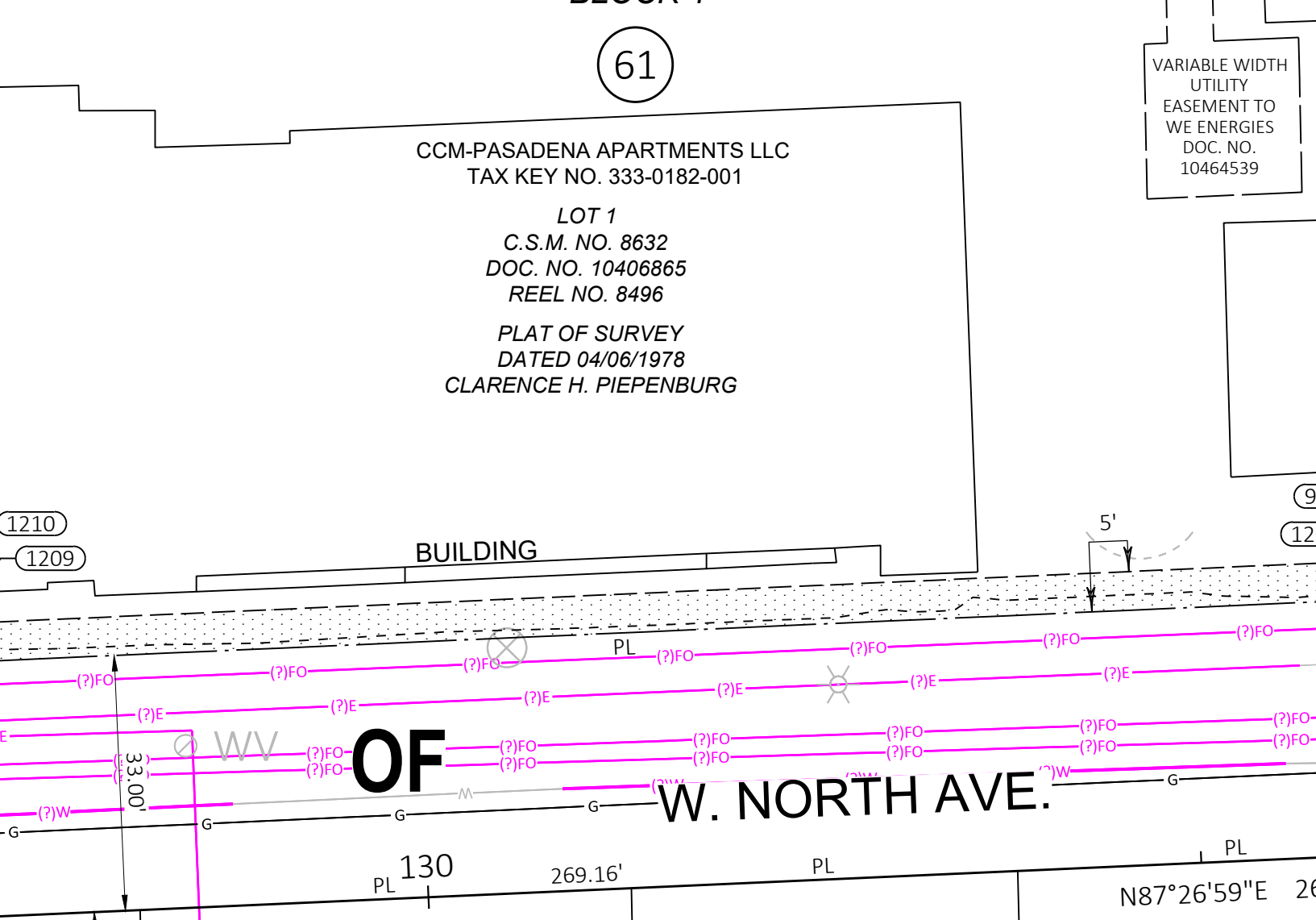
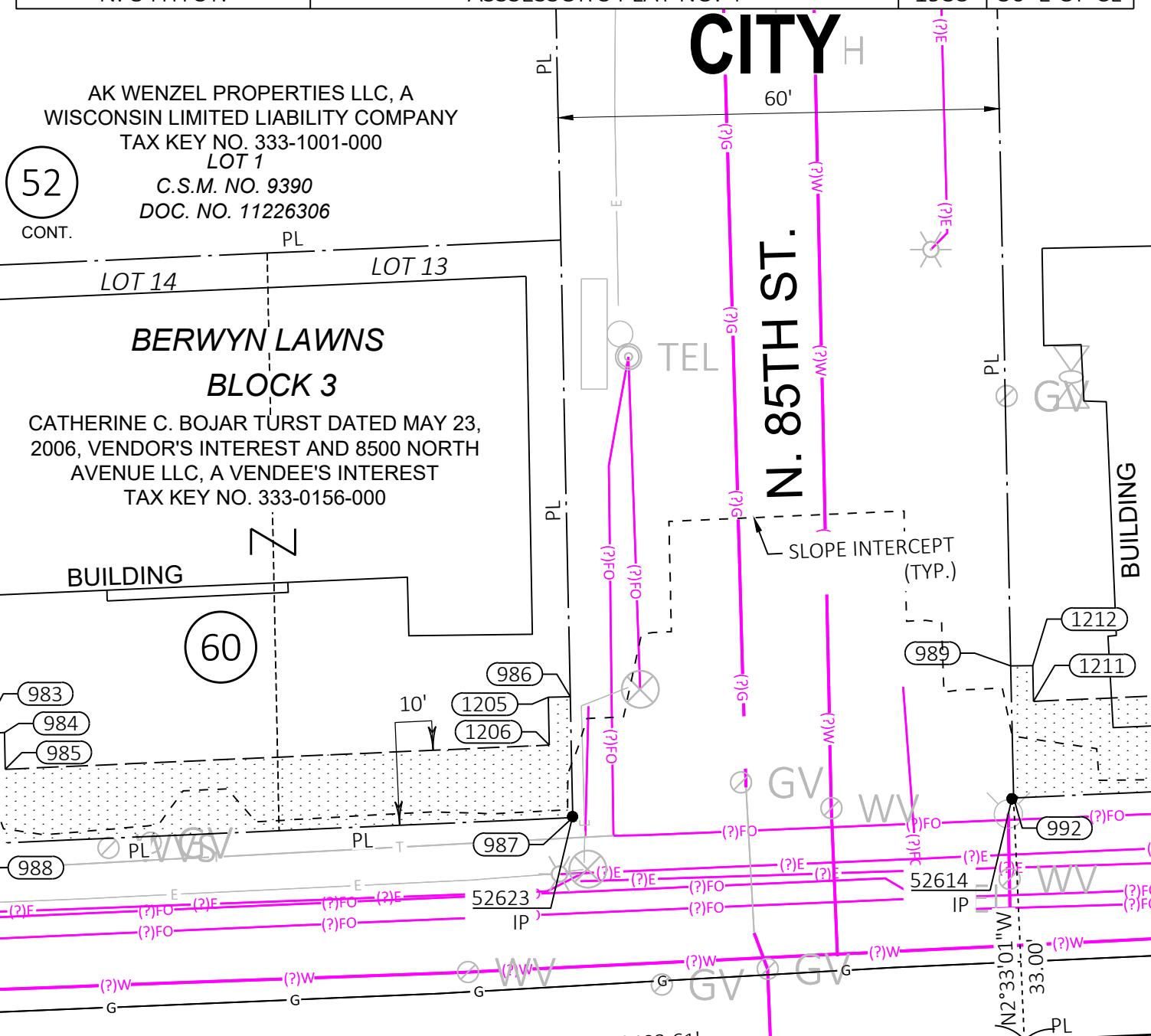
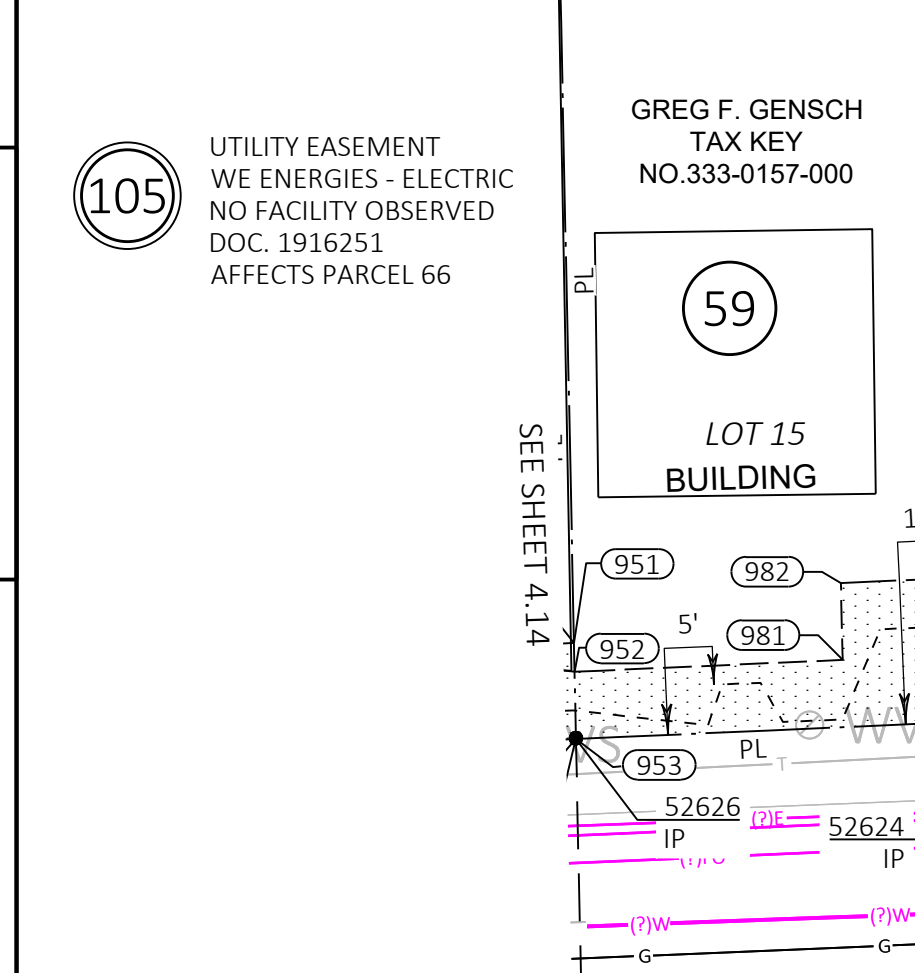
FOUND MONUMENT TABLE			
POINT #	Y	X (E)	DESCRIPTION
43657	392817.263	2529452.301	1 IN DIA REBAR
52589	392802.519	2529112.034	IP 2-1/4 IN OD
52590	392809.448	2529274.880	IP 1-3/8 IN OD
52591	392811.988	2529338.858	IP 1-3/8 IN OD
52592	392815.141	2529396.008	IP 1-3/8 IN OD BEND SOUTHEAST SHOT AT TOP
52594	392822.625	2529565.744	IP 1-3/4 IN OD
52626	392888.750	2529568.419	IP 1-3/8 IN OD
52627	392883.389	2529448.530	CUT CROSS
52636	392867.635	2529094.822	LANDSCAPE NAIL ALMOST LAY FLAT SHOT AT HEAD
52641	392863.994	2529007.452	1 IN IRON ROD

REVISION DATE	DATE	05/01/2026	HWY:	W. NORTH AVENUE	R/W PROJECT NUMBER	2135-05-01	PLAT SHEET	4.14
	GRID FACTOR	0.99991713	COUNTY:	MILWAUKEE	CONSTRUCTION PROJECT NUMBER	2135-05-71/72 & 2135-15-70	PS&E SHEET	

POINT #	Y	X	DESCRIPTION
41538	392909.924	2530047.949	CHLSD CROSS
52594	392822.625	2529565.744	IP 1-3/4 IN OD
52595	392825.766	2529642.492	IP 1 IN OD BEND TO NORTH SHOT AT BEND
52596	392838.021	2529906.160	IP 7/8 IN OD BEND TO SOUTH SHOT AT BEND
52598	392840.652	2529962.377	IP 1 IN OD BEND TO SOUTHEAST SHOT AT BEND
52599	392842.690	2530019.374	IP 5/8 IN OD BEND TO EAST SHOT AT BEND
52609	392912.081	2530094.885	1/2 IN REBAR
52613	392907.292	2529988.052	IP 1-3/8 IN OD BEND TO SOUTHEAST SHOT AT BEND
52614	392896.572	2529748.051	IP 1-3/8 IN OD
52623	392894.143	2529688.293	IP 1-3/4 IN OD
52624	392890.670	2529608.543	IP 1 IN OD
52626	392888.750	2529568.419	IP 1-3/8 IN OD

ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	BERWYN LAWN	1923	33' N OF CL
W. NORTH AVE.	CSM #9390	2022	33' N OF CL
W. NORTH AVE.	CSM #8632	2014	33' N OF CL
W. NORTH AVE.	ASSESSOR'S PLAT NO. 4	1935	33' N OF CL
W. NORTH AVE.	W. VON BAUMBACH'S SUBDIVISION NO. 2	1886	33' S OF CL
N. 85TH ST.	BERWYN LAWN	1923	60'
N. 84TH ST.	BERWYN LAWN	1923	30' W OF CL
N. 84TH ST.	ASSESSOR'S PLAT NO. 4	1935	30' E OF CL

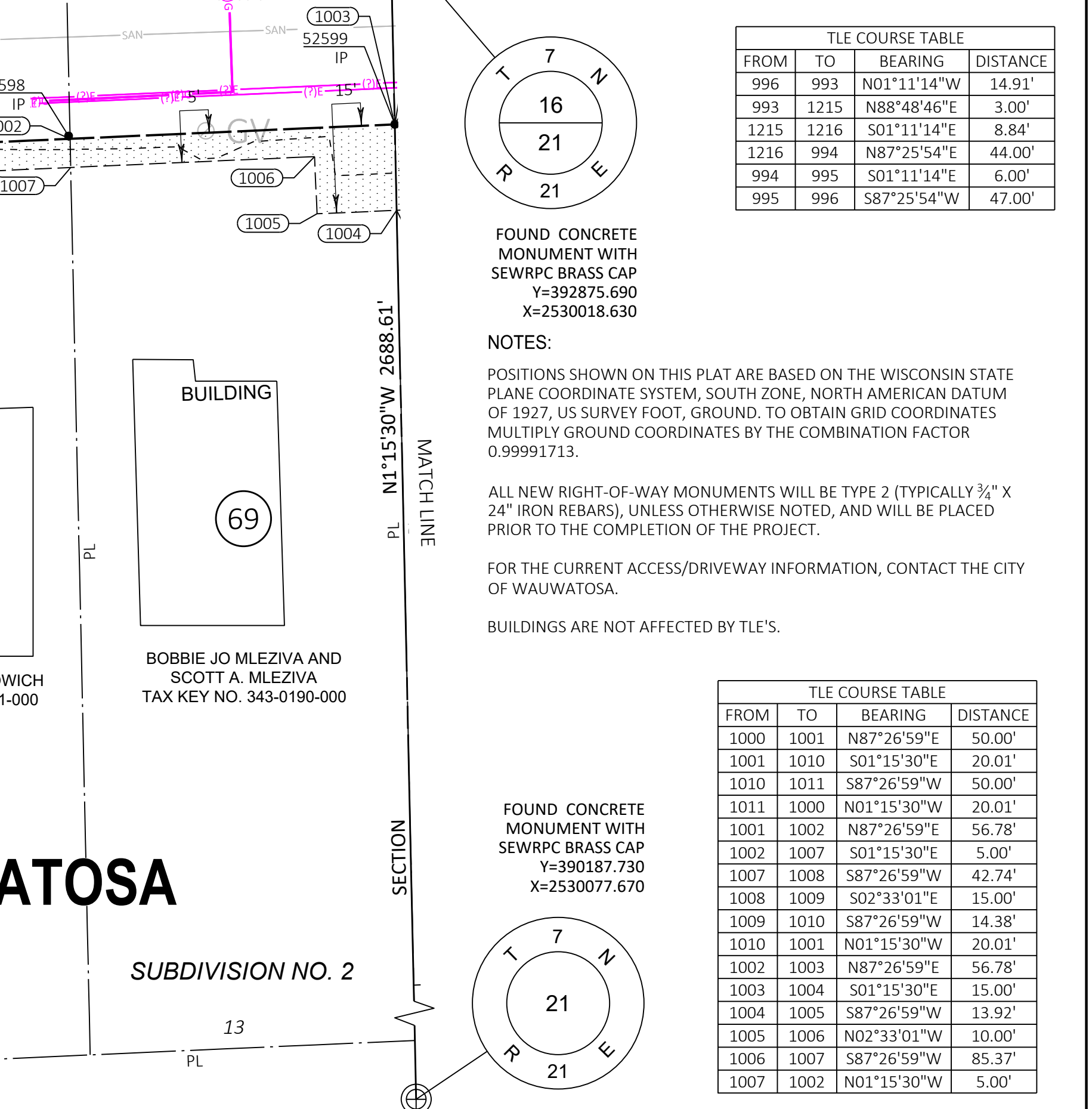
TLE COURSE TABLE				TLE COURSE TABLE				R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE
952	981	N87°26'59"E	27.95'	992	989	N01°11'14"W	17.96'	505	506	S01°11'14"E	9.00'
981	982	N01°17'26"W	8.00'	989	1212	N88°48'46"E	3.00'	506	507	S87°26'59"W	19.13'
982	983	N87°26'59"E	12.08'	1212	1211	S01°11'14"E	4.88'	507	504	N02°33'01"W	9.00'
983	988	S01°11'14"E	15.00'	1211	1210	N87°26'59"E	18.43'	504	505	N87°26'59"E	19.34'
988	953	S87°26'59"W	40.01'	1210	1209	S02°33'01"E	8.00'				
953	952	N01°11'14"W	7.00'	1209	1208	N87°26'59"E	184.07'				
983	984	N87°26'59"E	2.93'	1208	991	N02°33'01"W	9.00'				
984	985	S01°17'26"E	5.00'	991	990	N87°26'59"E	34.46'				
985	1206	N87°26'59"E	74.05'	990	505	S01°11'14"E	5.00'				
1206	1205	N01°11'14"W	6.50'	505	504	S87°26'59"W	19.34'				
1205	986	N88°48'46"E	3.00'	504	507	S02°33'01"E	9.00'				
986	987	S01°11'14"E	16.43'	507	992	S87°26'59"W	220.81'				
987	988	S87°26'59"W	79.99'								
988	983	N01°11'14"W	15.00'								



FROM	TO	BEARING	DISTANCE
959	997	N87°26'59"E	77.11'
997	1021	S01°15'30"E	15.00'
1021	960	S87°26'59"W	72.11'
960	1213	S01°15'30"E	10.00'
1213	961	S87°26'59"W	5.00'
961	959	N01°15'30"W	25.01'
997	998	N87°26'59"E	75.02'
998	1017	S01°15'30"E	15.00'
1017	1018	S87°26'59"W	9.18'
1018	1019	N02°33'01"W	10.00'
1019	1020	S87°26'59"W	60.61'
1020	1214	S01°15'30"E	10.00'
1214	1021	S87°26'59"W	5.00'
1021	997	N01°15'30"W	15.00'
998	999	N87°26'59"E	74.99'
999	1263	S01°15'30"E	12.00'
1263	1015	S87°26'59"W	65.24'
1015	1016	S02°33'01"E	3.00'
1016	1017	S87°26'59"W	9.82'
1017	998	N01°15'30"W	15.00'
999	1000	N87°26'59"E	63.56'
1000	1011	S01°15'30"E	20.01'
1011	1012	S87°26'59"W	12.24'
1012	1013	N02°33'01"W	14.00'
1013	1014	S87°26'59"W	51.00'
1014	999	N01°15'30"W	6.00'

STATION	OFFSET	POINT	STATION	OFFSET	
981	127+68.73	40.00' LT	990	131+60.90	47.00' LT
982	127+68.91	48.00' LT	991	131+26.45	47.00' LT
983	127+80.99	48.00' LT	992	129+20.63	33.00' LT
984	127+83.91	48.00' LT	993	132+20.96	47.91' LT
985	127+83.80	43.00' LT	994	132+67.74	39.00' LT
986	128+61.01	49.42' LT	995	132+67.60	33.00' LT
987	128+60.62	33.00' LT	996	132+20.60	33.00' LT
988	127+80.63	33.00' LT	997	128+11.92	33.00' RT
989	129+21.06	50.95' LT	998	128+86.94	33.00' RT
			999	129+61.93	33.00' RT
			1000	130+25.49	33.00' RT
			1001	130+75.49	33.00' RT
			1002	131+32.27	33.00' RT
			1003	131+89.05	33.00' RT
			1004	131+88.71	48.00' RT
			1005	131+74.79	48.00' RT
			1006	131+74.79	38.00' RT
			1007	131+32.16	38.00' RT
			1008	130+89.42	38.00' RT
			1009	130+89.42	53.00' RT
			1010	130+75.04	53.00' RT
			1011	130+25.04	53.00' RT
			1012	130+12.80	53.00' RT
			1013	130+12.80	39.00' RT
			1014	129+61.82	39.00' RT
			1015	128+96.42	45.00' RT
			1016	128+96.42	48.00' RT
			1017	128+86.60	48.00' RT
			1018	128+77.42	48.00' RT
			1019	128+77.42	38.00' RT
			1020	128+16.81	38.00' RT
			1021	128+11.58	48.00' RT
			1022	128+11.58	48.00' RT
			1023	129+23.94	46.00' LT
			1024	128+16.58	48.00' RT
			1025	128+58.01	49.49' LT
			1026	128+57.85	43.00' LT
			1027	128+57.85	43.00' LT
			1028	131+26.45	38.00' LT
			1029	129+61.66	45.00' RT
			1030	129+42.38	38.00' LT

FROM	TO	BEARING	DISTANCE
996	993	N01°11'14"W	14.91'
993	1215	N88°48'46"E	3.00'
1215	1216	S01°11'14"E	8.84'
1216	994	N87°25'54"E	44.00'
994	995	S01°11'14"E	6.00'
995	996	S87°25'54"W	47.00'

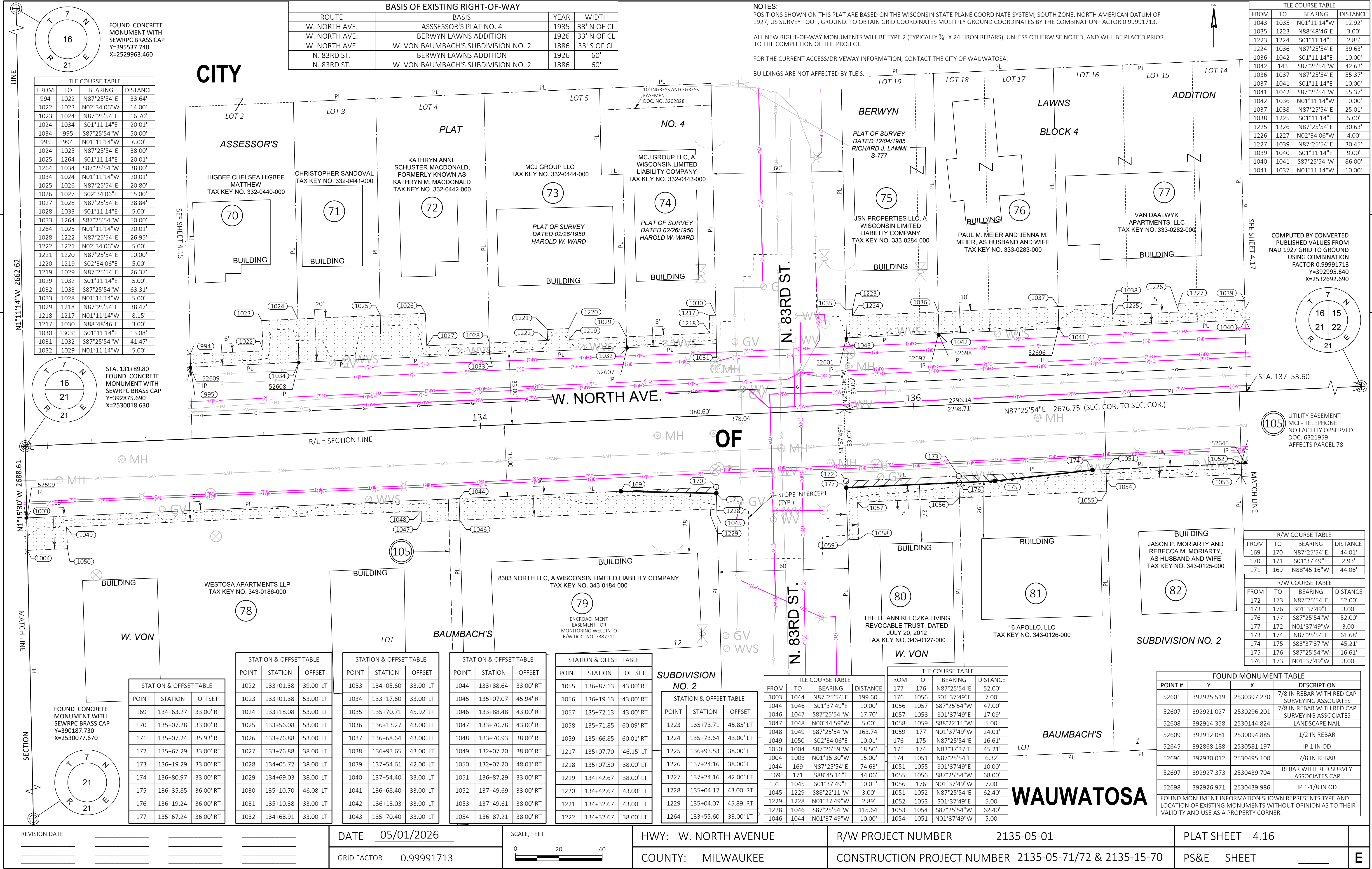


REVISION DATE	DATE	SCALE, FEET	HWY:	R/W PROJECT NUMBER	PLAT SHEET
	05/01/2026	0 20 40	W. NORTH AVENUE	2135-05-01	4.15
	GRID FACTOR 0.99991713		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET

STATION	OFFSET	POINT	STATION	OFFSET
1000	1001	N87°26'59"E	50.00'	
1001	1010	S01°15'30"E	20.01'	
1010	1011	S87°26'59"W	50.00'	
1011	1000	N01°15'30"W	20.01'	
1000	1002	N87°26'59"E	56.78'	
1002	1007	S01°15'30"E	5.00'	
1007	1008	S87°26'59"W	42.74'	
1008	1009	S02°33'01"E	15.00'	
1009	1010	S87°26'59"W	14.38'	
1010	1001	N01°15'30"W	20.01'	
1002	1003	N87°26'59"E	56.78'	
1003	1004	S01°15'30"E	15.00'	
1004	1005	S87°26'59"W	13.92'	
1005	1006	N02°33'01"W	10.00'	
1006	1007	S87°26'59"W	85.37'	
1007	1002	N01°15'30"W	5.00'	

FROM	TO	BEARING	DISTANCE
1000	1001	N87°26'59"E	50.00'
1001	1010	S01°15'30"E	20.01'
1010	1011	S87°26'59"W	50.00'
1011	1000	N01°15'30"W	20.01'
1000	1002	N87°26'59"E	56.78'
1002	1007	S01°15'30"E	5.00'
1007	1008	S87°26'59"W	42.74'
1008	1009	S02°33'01"E	15.00'
1009	1010	S87°26'59"W	14.38'
1010	1001	N01°15'30"W	20.01'
1002	1003	N87°26'59"E	56.78'
1003	1004	S01°15'30"E	15.00'
1004	1005	S87°26'59"W	13.92'
1005	1006	N02°33'01"W	10.00'
1006	1007	S87°26'59"W	85.37'
1007	1002	N01°15'30"W	5.00'

REVISION DATE	DATE	SCALE, FEET	HWY:	R/W PROJECT NUMBER	PLAT SHEET
	05/01/2026	0 20 40	W. NORTH AVENUE	2135-05-01	4.15
	GRID FACTOR 0.99991713		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET



BASIS OF EXISTING RIGHT-OF-WAY			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	ASSESSOR'S PLAT NO. 4	1935	33' N OF CL
W. NORTH AVE.	BERWYN LAWN'S ADDITION	1926	33' N OF CL
W. NORTH AVE.	W. VON BAUMBACH'S SUBDIVISION NO. 2	1886	33' S OF CL
N. 83RD ST.	BERWYN LAWN'S ADDITION	1926	60'
N. 83RD ST.	W. VON BAUMBACH'S SUBDIVISION NO. 2	1886	60'

**NOTES:**  
 POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.  
 ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.  
 FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.  
 BUILDINGS ARE NOT AFFECTED BY TLE'S.

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
1043	1035	N01°11'14"W	12.92'
1035	1223	N88°48'46"E	3.00'
1223	1224	S01°11'14"E	2.85'
1224	1036	N87°25'54"E	39.63'
1036	1042	S01°11'14"E	10.00'
1042	143	S87°25'54"W	42.63'
1036	1037	N87°25'54"E	55.37'
1037	1041	S01°11'14"E	10.00'
1041	1042	S87°25'54"W	55.37'
1042	1036	N01°11'14"W	10.00'
1037	1038	N87°25'54"E	25.01'
1038	1225	S01°11'14"E	5.00'
1225	1226	N87°25'54"E	30.63'
1226	1227	N02°34'06"W	4.00'
1227	1039	N87°25'54"E	30.45'
1039	1040	S01°11'14"E	9.00'
1040	1041	S87°25'54"W	86.00'
1041	1037	N01°11'14"W	10.00'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
994	1022	N87°25'54"E	33.64'
1022	1023	N02°34'06"W	14.00'
1023	1024	N87°25'54"E	16.70'
1024	1034	S01°11'14"E	20.01'
1034	995	S87°25'54"W	50.00'
995	994	N01°11'14"W	6.00'
1024	1025	N87°25'54"E	38.00'
1025	1264	S01°11'14"E	20.01'
1264	1034	S87°25'54"W	38.00'
1034	1024	N01°11'14"W	20.01'
1025	1026	N87°25'54"E	20.80'
1026	1027	S02°34'06"E	15.00'
1027	1028	N87°25'54"E	28.84'
1028	1033	S01°11'14"E	5.00'
1033	1264	S87°25'54"W	50.00'
1264	1025	N01°11'14"W	20.01'
1028	1222	N87°25'54"E	26.95'
1222	1221	N02°34'06"W	5.00'
1221	1220	N87°25'54"E	10.00'
1220	1219	S02°34'06"E	5.00'
1219	1029	N87°25'54"E	26.37'
1029	1032	S01°11'14"E	5.00'
1032	1033	S87°25'54"W	63.31'
1033	1028	N01°11'14"W	5.00'
1029	1218	N87°25'54"E	38.47'
1218	1217	N01°11'14"W	8.15'
1217	1030	N88°48'46"E	3.00'
1030	13031	S01°11'14"E	13.08'
1031	1032	S87°25'54"W	41.47'
1032	1029	N01°11'14"W	5.00'

COMPUTED BY CONVERTED PUBLISHED VALUES FROM NAD 1927 GRID TO GROUND USING COMBINATION FACTOR 0.99991713  
 Y=392995.640  
 X=2532692.690

STA. 131+89.80  
 FOUND CONCRETE MONUMENT WITH SEWRPC BRASS CAP  
 Y=392875.690  
 X=2530077.670

UTILITY EASEMENT MCI - TELEPHONE NO FACILITY OBSERVED DOC. 6321959 AFFECTS PARCEL 78

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
169	134+63.27	33.00' RT
170	135+07.28	33.00' RT
171	135+07.24	35.93' RT
172	135+67.29	33.00' RT
173	136+19.29	33.00' RT
174	136+80.97	33.00' RT
175	136+35.85	36.00' RT
176	136+19.24	36.00' RT
177	135+67.24	36.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1022	133+01.38	39.00' LT
1023	133+01.38	53.00' LT
1024	133+18.08	53.00' LT
1025	133+56.08	53.00' LT
1026	133+76.88	53.00' LT
1027	133+76.88	38.00' LT
1028	134+05.72	38.00' LT
1029	134+69.03	38.00' LT
1030	135+10.70	46.08' LT
1031	135+10.38	33.00' LT
1032	134+68.91	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1033	134+05.60	33.00' LT
1034	133+17.60	33.00' LT
1035	135+70.71	45.92' LT
1036	136+13.27	43.00' LT
1037	136+68.64	43.00' LT
1038	136+93.65	43.00' LT
1039	137+54.61	42.00' LT
1040	137+54.40	33.00' LT
1041	136+68.40	33.00' LT
1042	136+13.03	33.00' LT
1043	135+70.40	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1044	133+88.64	33.00' RT
1045	135+07.07	45.94' RT
1046	133+88.48	43.00' RT
1047	133+70.78	43.00' RT
1048	133+70.93	38.00' RT
1049	132+07.20	38.00' RT
1050	132+07.20	48.01' RT
1051	136+87.29	33.00' RT
1052	137+49.69	33.00' RT
1053	137+49.61	38.00' RT
1054	136+87.21	38.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1055	136+87.13	43.00' RT
1056	136+19.13	43.00' RT
1057	135+72.13	43.00' RT
1058	135+71.85	60.09' RT
1059	135+66.85	60.01' RT
1217	135+07.70	46.15' LT
1218	135+07.50	38.00' LT
1219	134+42.67	38.00' LT
1220	134+42.67	43.00' LT
1221	134+32.67	43.00' LT
1222	134+32.67	38.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1223	135+73.71	45.85' LT
1224	135+73.64	43.00' LT
1225	136+93.53	38.00' LT
1226	137+24.16	38.00' LT
1227	137+24.16	42.00' LT
1228	135+04.12	43.00' RT
1229	135+04.07	45.89' RT
1264	133+55.60	33.00' LT

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
1003	1044	N87°25'54"E	199.60'
1044	1046	S01°37'49"E	10.00'
1046	1047	S87°25'54"W	17.70'
1047	1048	N00°44'59"W	5.00'
1048	1049	S87°25'54"W	163.74'
1049	1050	S02°34'06"E	10.01'
1050	1004	S87°26'59"W	18.50'
1004	1003	N01°15'30"W	15.00'
1044	169	N87°25'54"E	74.63'
169	171	S88°45'16"E	44.06'
171	1045	S01°37'49"E	10.01'
1045	1229	S88°22'11"W	3.00'
1229	1046	S87°25'54"W	115.64'
1046	1044	N01°37'49"W	10.00'

TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
177	176	N87°25'54"E	52.00'
176	1056	S01°37'49"E	7.00'
1056	1057	S87°25'54"W	47.00'
1057	1058	S01°37'49"E	17.09'
1058	1059	S88°22'11"W	5.00'
1059	177	N01°37'49"W	24.01'
176	175	N87°25'54"E	16.61'
175	174	N83°37'37"E	45.21'
174	1051	N87°25'54"E	6.32'
1051	1055	S01°37'49"E	10.00'
1055	1056	S87°25'54"W	68.00'
1056	176	N01°37'49"W	7.00'
1051	1052	N87°25'54"E	62.40'
1052	1053	S01°37'49"E	5.00'
1053	1054	S87°25'54"W	62.40'
1054	1051	N01°37'49"W	5.00'

FOUND MONUMENT TABLE				DESCRIPTION
POINT #	Y	X		
52601	392925.519	2530397.230	7/8 IN REBAR WITH RED CAP SURVEYING ASSOCIATES	
52607	392921.027	2530296.201	7/8 IN REBAR WITH RED CAP SURVEYING ASSOCIATES	
52608	392914.358	2530144.824	LANDSCAPE NAIL	
52609	392912.081	2530094.885	1/2 IN REBAR	
52645	392868.188	2530581.197	IP 1 IN OD	
52696	392930.012	2530495.100	7/8 IN REBAR	
52697	392927.373	2530439.704	REBAR WITH RED SURVEY ASSOCIATES CAP	
52698	392926.971	2530439.986	IP 1-1/8 IN OD	

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

REVISION DATE	DATE 05/01/2026	SCALE, FEET	HWY: W. NORTH AVENUE	R/W PROJECT NUMBER 2135-05-01	PLAT SHEET 4.16
	GRID FACTOR 0.99991713		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER 2135-05-71/72 & 2135-15-70	PS&E SHEET

FROM	TO	BEARING	DISTANCE
1230	1060	N87°25'54"E	70.31'
1060	1061	N01°34'22"W	8.00'
1061	1062	N87°25'54"E	5.00'
1062	1063	S01°34'22"E	13.00'
1063	1040	S87°25'54"W	75.34'
1040	1230	N01°11'14"W	5.00'
1074	1064	N01°34'22"W	13.00'
1064	1065	N87°25'54"E	5.00'
1065	1066	S01°34'22"E	3.00'
1066	1067	N87°25'54"E	64.99'
1067	1073	S01°34'22"E	10.00'
1073	1074	S87°25'54"W	69.99'
1068	1069	N87°25'54"E	77.99'
1069	179	S01°34'22"E	11.48'
179	178	S85°42'48"W	17.25'
178	1073	S87°25'54"W	60.76'
1073	1068	N01°34'22"W	12.00'
1231	1070	N87°25'54"E	39.99'
1070	180	S01°34'22"E	8.28'
180	179	S85°42'48"W	40.03'
179	1231	N01°34'22"W	10.48'
1071	1072	N87°25'54"E	67.99'
1072	182	S01°34'22"E	13.00'
182	181	S87°25'54"W	25.27'
181	180	S85°42'48"W	42.77'
180	1071	N01°34'22"W	14.28'

POINT	STATION	OFFSET
178	140+20.50	33.00' LT
179	140+37.74	33.52' LT
180	140+77.75	34.72' LT
181	141+20.50	36.00' LT
182	141+45.77	36.00' LT
183	141+45.71	33.00' LT
184	140+77.72	33.00' LT
185	140+37.73	33.00' LT

POINT	STATION	OFFSET
1060	138+24.83	38.00' LT
1061	138+24.96	46.00' LT
1062	138+29.97	46.00' LT
1063	138+29.74	33.00' LT
1064	138+89.97	46.00' LT
1065	138+94.98	46.00' LT
1066	138+94.92	43.00' LT
1067	139+59.91	43.00' LT

POINT	STATION	OFFSET
1068	139+59.95	45.00' LT
1069	140+37.94	45.00' LT
1070	140+77.91	44.00' LT
1071	140+78.00	49.00' LT
1072	141+45.99	49.00' LT
1073	139+59.74	33.00' LT
1074	138+89.75	33.00' LT
1075	138+12.09	33.00' RT

POINT	STATION	OFFSET
1076	138+74.49	33.00' RT
1077	139+56.63	33.00' RT
1078	140+56.63	33.00' RT
1079	141+56.63	33.00' RT
1080	142+36.63	33.00' RT
1081	142+36.05	68.63' RT
1082	142+26.05	68.50' RT
1083	142+26.47	43.00' RT

POINT	STATION	OFFSET
1084	141+56.47	43.00' RT
1085	140+56.45	44.00' RT
1086	139+56.45	44.00' RT
1087	139+56.37	49.00' RT
1088	138+74.23	49.00' RT
1089	138+74.29	45.00' RT
1090	138+11.99	39.00' RT
1230	137+54.52	38.00' LT

NOTES:  
 POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

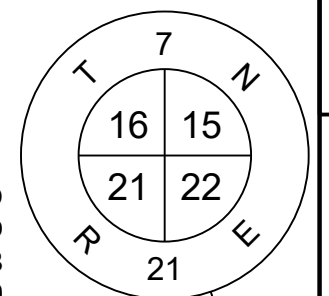
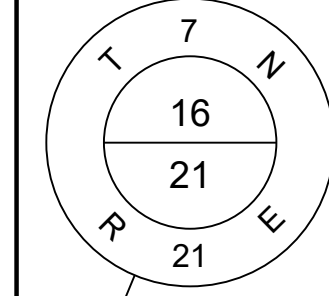
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

FROM	TO	BEARING	DISTANCE
1052	1075	N87°25'54"E	62.40'
1075	1090	S01°37'49"E	6.00'
1090	1223	S87°25'54"W	62.40'
1223	1052	N01°37'49"W	6.00'
1075	1076	N87°25'54"E	62.40'
1076	1089	S01°37'49"E	12.00'
1089	1236	S87°25'54"W	3.00'
1236	1235	N01°37'49"W	3.00'
1235	1234	S87°25'54"W	28.18'
1234	1233	N02°34'06"W	3.00'
1233	1090	S87°25'54"W	31.17'
1090	1075	N01°37'49"W	6.00'
1076	1077	N87°25'54"E	82.14'
1077	1087	S01°37'49"E	16.00'
1087	1088	S87°25'54"W	82.14'
1088	1076	N01°37'49"W	16.00'
1077	1078	N87°25'54"E	100.00'
1078	1085	S01°37'49"E	11.00'
1085	1086	S87°25'54"W	100.00'
1086	1077	N01°37'49"W	11.00'
1078	1079	N87°25'54"E	100.00'
1079	1084	S01°37'49"E	10.00'
1084	1237	S87°25'54"W	100.00'
1237	1078	N01°37'49"W	10.00'
1079	1080	N87°25'54"E	80.00'
1080	1081	S01°37'49"E	35.64'
1081	1082	S88°11'16"W	10.00'
1082	1083	N01°37'49"W	25.50'
1083	1084	S87°25'54"W	70.03'
1084	1079	N01°37'49"W	10.00'

COMPUTED BY CONVERTED PUBLISHED VALUES FROM NAD 1927 GRID TO GROUND USING COMBINATION FACTOR 0.99991713  
 Y=39295.640  
 X=2532692.690

FOUND CONCRETE MONUMENT WITH SEWRPC BRASS CAP  
 Y=392875.690  
 X=2530018.630



UTILITY EASEMENT  
 WE ENERGIES - ELECTRIC  
 NO FACILITY OBSERVED  
 DOC. 1529609  
 AFFECTS PARCELS 84, 85, 86 AND 87

UTILITY EASEMENT  
 WE ENERGIES - ELECTRIC  
 NO FACILITY OBSERVED  
 DOC. 2612478  
 AFFECTS PARCEL 85

UTILITY EASEMENT  
 MCI - TELEPHONE  
 NO FACILITY OBSERVED  
 DOC. 1529609  
 AFFECTS PARCELS 84, 85, 86 AND 87

POINT	STATION	OFFSET
1231	140+37.92	44.00' LT
1232	137+49.59	39.00' RT
1233	138+43.16	39.00' RT
1234	138+43.16	42.00' RT
1235	138+71.34	42.00' RT
1236	138+71.29	45.00' RT

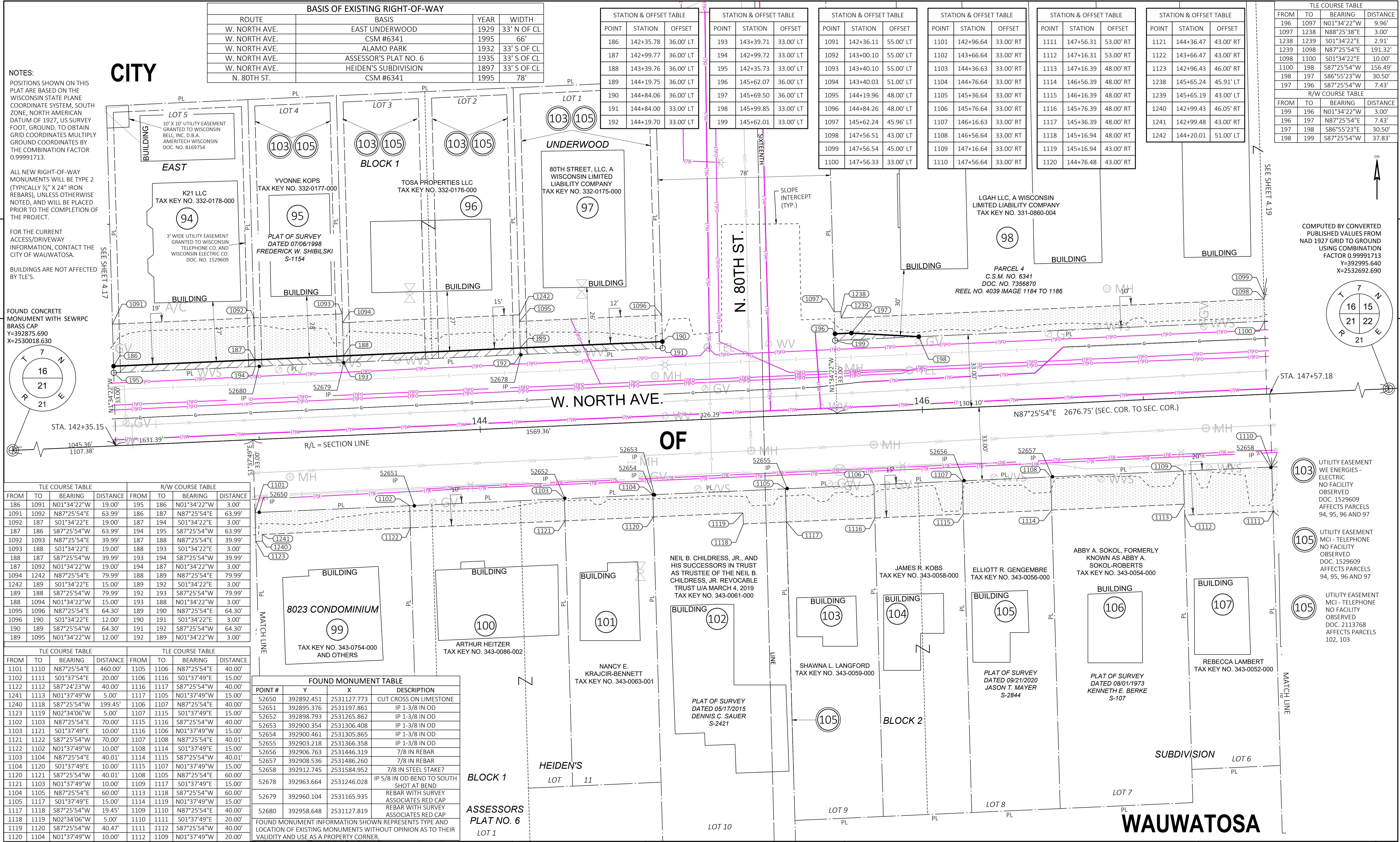
FROM	TO	BEARING	DISTANCE
179	185	S01°34'22"E	0.52'
185	178	S87°25'54"W	17.23'
178	179	S85°42'48"W	17.25'
179	180	N85°42'48"E	40.03'
180	184	S01°34'22"E	1.72'
184	185	S87°25'54"W	39.99'
185	179	N01°34'22"W	0.52'
180	181	N85°42'48"E	42.77'
181	182	N87°25'54"E	25.27'
182	183	S01°34'22"E	3.00'
183	184	S87°25'54"W	67.99'
184	180	N01°34'22"W	1.72'

ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	BERWYN LAWNS ADDITION	1926	33' N OF CL
W. NORTH AVE.	EAST UNDERWOOD	1929	33' N OF CL
W. NORTH AVE.	W. VON BAUMBACH'S SUBDIVISION NO. 2	1886	33' S OF CL
W. NORTH AVE.	ALAMO PARK	1932	33' S OF CL
N. 82ND ST.	EAST UNDERWOOD	1929	60'
N. 81ST ST.	EAST UNDERWOOD	1929	90' N OF NORTH AVE.
N. 81ST ST.	ALAMO PARK	1932	90' S OF NORTH AVE.

POINT #	Y	X	DESCRIPTION
52645	392868.188	2530581.197	IP 1 IN OD
52646	392877.228	2530788.260	IP 1-3/8 IN OD
52647	392881.630	2530888.161	IP 5/8 IN OD
52683	392951.096	2530972.401	IP 1-3/8 IN OD
52684	392948.227	2530904.553	IP 1-3/8 IN OD
52685	392946.300	2530864.393	IP 1 IN OD
52686	392942.934	2530786.447	IP 1 IN OD
52687	392942.528	2530786.503	IP 7/8 IN OD
52694	392937.196	2530656.544	LANDSCAPE NAIL
52695	392936.951	2530653.071	LANDSCAPE NAIL

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

REVISION DATE	DATE <u>05/01/2026</u>	SCALE, FEET	HWY: <u>W. NORTH AVENUE</u>	R/W PROJECT NUMBER	<u>2135-05-01</u>	PLAT SHEET	<u>4.17</u>
	GRID FACTOR <u>0.99991713</u>		COUNTY: <u>MILWAUKEE</u>	CONSTRUCTION PROJECT NUMBER	<u>2135-05-71/72 &amp; 2135-15-70</u>	PS&E SHEET	<u>E</u>



BASIS OF EXISTING RIGHT-OF-WAY			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	EAST UNDERWOOD	1929	33' N OF CL
W. NORTH AVE.	CSM #6341	1995	66'
W. NORTH AVE.	ALAMO PARK	1932	33' S OF CL
W. NORTH AVE.	ASSESSOR'S PLAT NO. 6	1935	33' S OF CL
W. NORTH AVE.	HEIDEN'S SUBDIVISION	1897	33' S OF CL
N. 80TH ST.	CSM #6341	1995	78'

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
186	142+35.78	36.00' LT
187	142+99.77	36.00' LT
188	143+39.76	36.00' LT
189	144+19.75	36.00' LT
190	144+84.00	36.00' LT
191	144+84.00	33.00' LT
192	144+19.70	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
193	143+39.71	33.00' LT
194	142+99.72	33.00' LT
195	142+35.73	33.00' LT
196	145+62.07	36.00' LT
197	145+69.50	36.00' LT
198	145+99.85	33.00' LT
199	145+62.01	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1091	142+36.11	55.00' LT
1092	143+00.10	55.00' LT
1093	143+40.10	55.00' LT
1094	143+40.03	51.00' LT
1095	144+19.96	48.00' LT
1096	144+84.26	48.00' LT
1097	145+62.24	45.96' LT
1098	147+56.51	43.00' LT
1099	147+56.54	45.00' LT
1100	147+56.33	33.00' LT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1101	142+96.64	33.00' RT
1102	143+66.64	33.00' RT
1103	144+36.63	33.00' RT
1104	144+76.64	33.00' RT
1105	145+36.64	33.00' RT
1106	145+76.64	33.00' RT
1107	146+16.63	33.00' RT
1108	146+56.64	33.00' RT
1109	147+16.64	33.00' RT
1110	147+56.64	33.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1111	147+56.31	53.00' RT
1112	147+16.31	53.00' RT
1113	147+16.39	48.00' RT
1114	146+56.39	48.00' RT
1115	146+16.39	48.00' RT
1116	145+76.39	48.00' RT
1117	145+36.39	48.00' RT
1118	145+16.94	48.00' RT
1119	145+16.94	43.00' RT
1120	144+76.48	43.00' RT

STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1121	144+36.47	43.00' RT
1122	143+66.47	43.00' RT
1123	142+96.43	46.00' RT
1128	145+65.24	45.91' LT
1239	145+65.19	43.00' RT
1240	142+99.43	46.05' RT
1241	142+99.48	43.00' RT
1242	144+20.01	51.00' LT

TILE COURSE TABLE			
FROM	TO	BEARING	DISTANCE
196	1097	N01°34'22"W	9.96'
1097	1238	N88°25'38"E	3.00'
1238	1239	S01°34'22"E	2.91'
1239	1098	N87°25'54"E	191.32'
1098	1100	S01°34'22"E	10.00'
1100	198	S87°25'54"W	156.49'
198	197	S86°55'23"W	30.50'
197	196	S87°25'54"W	7.43'

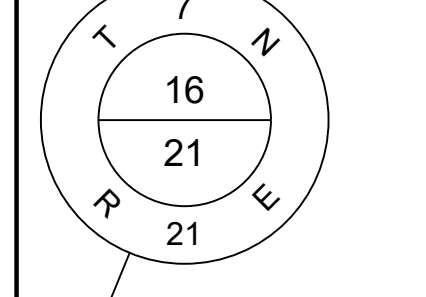
NOTES:  
POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.

BUILDINGS ARE NOT AFFECTED BY TLE'S.

FOUND CONCRETE MONUMENT WITH SEWRPC BRASS CAP  
Y=392875.690  
X=2530018.630



TLE COURSE TABLE				R/W COURSE TABLE			
FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE
186	1091	N01°34'22"W	19.00'	195	186	N01°34'22"W	3.00'
1091	1092	N87°25'54"E	63.99'	186	187	N87°25'54"E	63.99'
1092	187	S01°34'22"E	19.00'	187	194	S01°34'22"E	3.00'
187	186	S87°25'54"W	63.99'	194	195	S87°25'54"W	63.99'
1092	1093	N87°25'54"E	39.99'	187	188	N87°25'54"E	39.99'
1093	188	S01°34'22"E	19.00'	188	193	S01°34'22"E	3.00'
188	187	S87°25'54"W	39.99'	193	194	S87°25'54"W	39.99'
187	1092	N01°34'22"W	19.00'	194	187	N01°34'22"W	3.00'
1094	1242	N87°25'54"E	79.99'	188	189	N87°25'54"E	79.99'
1242	189	S01°34'22"E	15.00'	189	192	S01°34'22"E	3.00'
189	188	S87°25'54"W	79.99'	192	193	S87°25'54"W	79.99'
188	1094	N01°34'22"W	15.00'	193	188	N01°34'22"W	3.00'
1095	1096	N87°25'54"E	64.30'	189	190	N87°25'54"E	64.30'
1096	190	S01°34'22"E	12.00'	190	191	S01°34'22"E	3.00'
190	189	S87°25'54"W	64.30'	191	192	S87°25'54"W	64.30'
189	1095	N01°34'22"W	12.00'	192	189	N01°34'22"W	3.00'

TLE COURSE TABLE				TLE COURSE TABLE			
FROM	TO	BEARING	DISTANCE	FROM	TO	BEARING	DISTANCE
1101	1110	N87°25'54"E	460.00'	1105	1106	N87°25'54"E	40.00'
1102	1111	S01°37'54"E	20.00'	1106	1116	S01°37'49"E	15.00'
1122	1112	S87°24'23"W	40.00'	1116	1117	S87°25'54"W	40.00'
1241	1113	N01°37'49"W	5.00'	1117	1105	N01°37'49"W	15.00'
1240	1118	S87°25'54"W	199.45'	1106	1107	N87°25'54"E	40.00'
1123	1119	N02°34'06"W	5.00'	1107	1115	S01°37'49"E	15.00'
1102	1103	N87°25'54"E	70.00'	1115	1116	S87°25'54"W	40.00'
1103	1121	S01°37'49"E	10.00'	1116	1106	N01°37'49"W	15.00'
1121	1122	S87°25'54"W	70.00'	1107	1108	N87°25'54"E	40.01'
1122	1102	N01°37'49"W	10.00'	1108	1114	S01°37'49"E	15.00'
1103	1104	N87°25'54"E	40.01'	1114	1115	S87°25'54"W	40.01'
1104	1120	S01°37'49"E	10.00'	1115	1107	N01°37'49"W	15.00'
1120	1121	S87°25'54"W	40.01'	1108	1105	N87°25'54"E	60.00'
1121	1103	N01°37'49"W	10.00'	1109	1117	S01°37'49"E	15.00'
1104	1105	N87°25'54"E	60.00'	1113	1118	N87°25'54"W	60.00'
1105	1117	S01°37'49"E	15.00'	1114	1119	N01°37'49"W	15.00'
1117	1118	S87°25'54"W	19.45'	1109	1110	N87°25'54"E	40.00'
1118	1119	N02°34'06"W	5.00'	1110	1111	S01°37'49"E	20.00'
1119	1120	S87°25'54"W	40.47'	1111	1112	S87°25'54"W	40.00'
1120	1104	N01°37'49"W	10.00'	1112	1109	N01°37'49"W	20.00'

FOUND MONUMENT TABLE			
POINT #	Y	X	DESCRIPTION
52650	392892.451	2531127.773	CUT CROSS ON LIMESTONE
52651	392895.376	2531197.861	IP 1-3/8 IN OD
52652	392898.793	2531265.862	IP 1-3/8 IN OD
52653	392900.354	2531306.408	IP 1-3/8 IN OD
52654	392900.461	2531305.865	IP 1-3/8 IN OD
52655	392903.218	2531366.358	IP 1-3/8 IN OD
52656	392906.763	2531446.319	7/8 IN REBAR
52657	392908.536	2531486.260	7/8 IN REBAR
52658	392912.745	2531584.952	7/8 IN STEEL STAKE?
52678	392963.664	2531246.028	IP 5/8 IN OD BEND TO SOUTH SHOT AT BEND
52679	392960.104	2531165.935	REBAR WITH SURVEY ASSOCIATES RED CAP
52680	392958.648	2531127.819	REBAR WITH SURVEY ASSOCIATES RED CAP

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

REVISION DATE	DATE <b>05/01/2026</b>	SCALE, FEET	HWY: W. NORTH AVENUE	R/W PROJECT NUMBER	2135-05-01	PLAT SHEET	4.18
	GRID FACTOR 0.99991713		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER	2135-05-71/72 & 2135-15-70	PS&E SHEET	<b>E</b>

FROM	TO	BEARING	DISTANCE
1099	1124	N87°25'54"E	51.70'
1124	1141	S01°34'22"E	12.00'
1141	1100	S87°25'54"W	51.70'
1100	1099	N01°34'22"W	12.00'
1124	1125	N87°25'54"E	15.95'
1125	1126	S02°30'40"E	7.00'
1126	1127	N87°25'54"E	60.65'
1127	1140	S01°34'22"E	5.00'
1140	1141	S87°25'54"W	76.80'
1141	1124	N01°34'22"W	12.00'
1127	1243	N87°25'54"E	56.09'
1243	1244	N02°34'06"W	4.00'
1244	1245	N87°25'54"E	14.00'
1245	1246	S02°34'06"E	3.00'
1246	1128	N87°25'54"E	47.48'
1128	1129	N02°34'06"W	9.00'
1129	1130	N87°25'54"E	27.50'
1130	1131	S02°34'06"E	5.00'
1131	1132	N87°25'54"E	86.58'
1132	1133	N84°34'00"E	18.05'
1133	1134	N05°26'00"W	5.00'
1134	1135	N84°34'00"E	20.83'
1135	1136	S05°26'00"E	5.00'
1136	1248	N84°34'00"E	47.00'
1248	1249	S05°26'00"E	5.00'
1249	1137	N84°34'00"E	38.87'
1137	1138	S05°26'00"E	5.00'
1138	1139	S84°34'00"W	125.00'
1139	1140	S87°25'54"W	231.89'
1140	1127	N01°34'22"W	5.00'

**CITY**

PARCEL 3  
C.S.M. NO. 6341  
DOC. NO. 7356870  
REEL NO. 4039  
IMAGE 1184 TO 1186

PARCEL 2  
C.S.M. NO. 6341  
DOC. NO. 7356870  
REEL NO. 4039  
IMAGE 1184 TO 1186

LGAH LLC, A WISCONSIN  
LIMITED LIABILITY  
COMPANY LGAH LLC  
TAX KEY NO. 331-0860-003

PLAT OF SURVEY  
DATED 02/03/1947  
HAROLD W. WARD

LGAH LLC, A WISCONSIN  
LIMITED LIABILITY COMPANY  
TAX KEY NO. 331-0860-002

10' WIDE INGRESS/EGRESS  
EASEMENT  
DOC. NO. 7382291

POINT	STATION	OFFSET
1124	148+08.24	45.00' LT
1125	148+24.20	45.00' LT
1126	148+24.19	38.00' LT
1127	148+84.92	38.00' LT
1128	150+02.40	39.00' LT
1129	150+02.40	48.00' LT
1130	150+29.90	48.00' LT
1131	150+29.90	43.00' LT
1132	151+16.48	43.00' LT
1133	151+34.51	43.90' LT
1134	151+34.26	48.90' LT

POINT	STATION	OFFSET
1135	151+55.06	49.94' LT
1136	151+55.31	44.94' LT
1137	152+41.32	44.24' LT
1138	152+41.57	39.25' LT
1139	151+16.73	33.00' LT
1140	148+84.83	33.00' LT
1141	148+08.03	33.00' LT
1142	147+96.63	33.00' RT
1143	148+36.64	33.00' RT
1144	148+96.64	33.00' RT
1145	149+56.64	33.00' RT
1146	150+16.64	33.00' RT

POINT	STATION	OFFSET
1147	150+76.64	33.00' RT
1148	150+76.39	48.00' RT
1149	150+16.39	48.00' RT
1150	149+56.39	48.00' RT
1151	148+96.39	48.00' RT
1152	148+36.39	48.00' RT
1153	148+36.31	53.00' RT
1154	147+96.31	53.00' RT
1154	147+96.31	53.00' RT
1243	149+40.92	38.00' LT
1244	149+40.92	42.00' LT
1245	149+54.92	42.00' LT
1246	149+54.92	39.00' LT

POINT	STATION	OFFSET
1248	152+02.25	47.29' LT
1249	152+02.50	42.30' LT
1250	150+75.30	115.00' RT
1251	151+14.58	115.00' RT
1252	151+60.79	117.31' RT
1253	151+64.64	40.40' RT
1254	152+38.16	44.08' RT
1255	153+10.71	42.70' RT
1265	153+10.21	52.69' RT
1266	152+38.08	49.08' RT

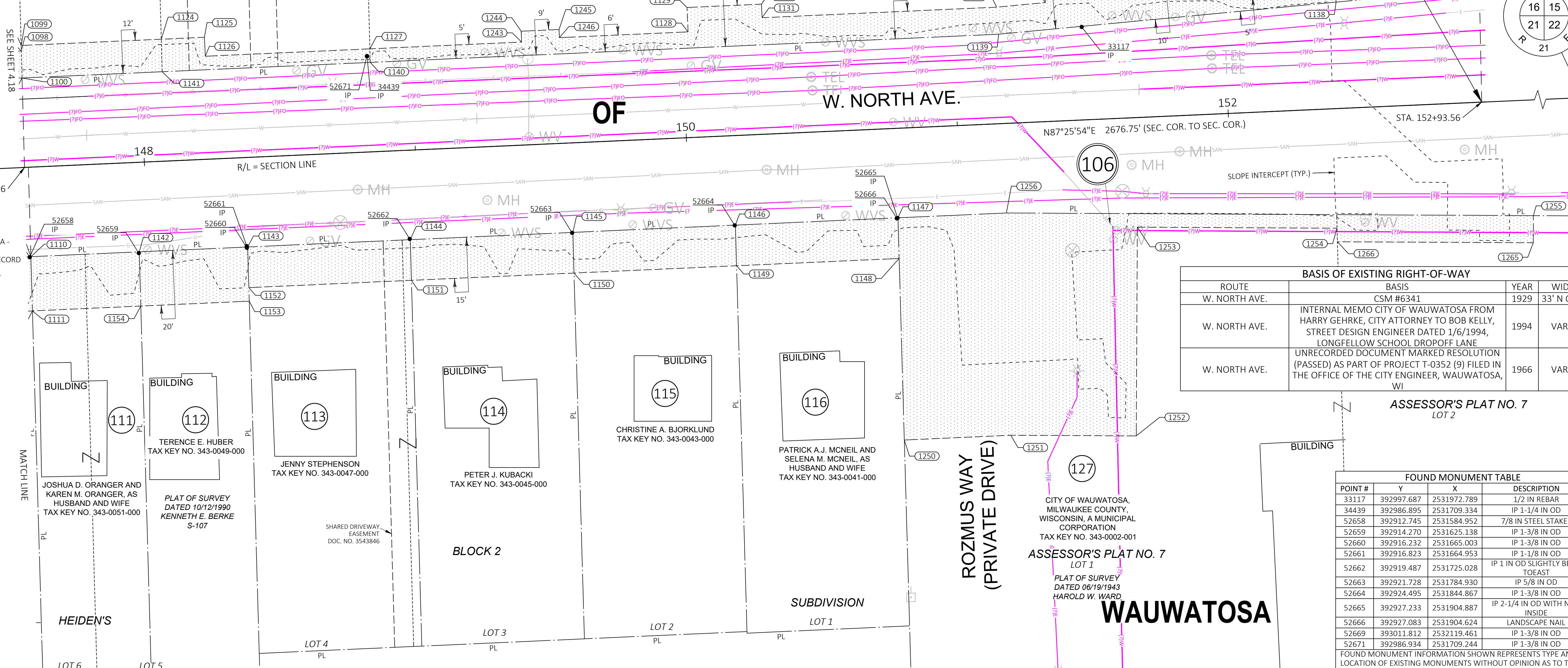
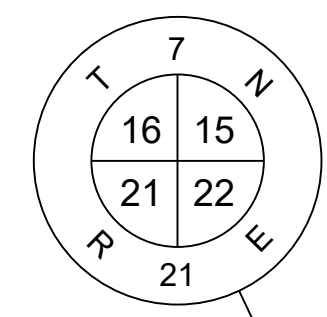
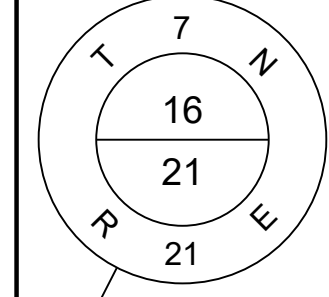
FROM	TO	BEARING	DISTANCE
1110	1142	N87°25'54"E	40.00'
1142	1154	S01°37'49"E	20.00'
1154	1111	S87°25'54"W	40.00'
1111	1110	N01°37'49"W	20.00'
1142	1143	N87°25'54"E	40.01'
1143	1153	S01°37'49"E	20.00'
1153	1154	S87°25'54"W	40.01'
1154	1142	N01°37'49"W	20.00'
1143	1144	N87°25'54"E	60.00'
1144	1151	S01°37'49"E	15.00'
1151	1152	S87°25'54"W	60.00'
1152	1143	N01°37'49"W	15.00'
1144	1145	N87°25'54"E	60.00'
1145	1150	S01°37'49"E	15.00'
1150	1151	S87°25'54"W	60.00'
1151	1144	N01°37'49"W	15.00'
1145	1146	N87°25'54"E	60.00'
1146	1149	S01°37'49"E	15.00'
1149	1150	S87°25'54"W	60.00'
1150	1145	N01°37'49"W	15.00'

FROM	TO	BEARING	DISTANCE
1146	1147	N87°25'54"E	60.00'
1147	1148	S01°37'49"E	15.00'
1148	1149	S87°25'54"W	60.00'
1149	1146	N01°37'49"W	15.00'
1147	1256	N87°25'54"E	39.99'
1256	1255	S89°42'25"E	340.55'
1255	1265	S01°17'35"W	10.00'
1265	1266	N89°42'25"W	72.22'
1266	1254	N01°37'49"W	5.01'
1254	1253	N89°42'31"W	73.61'
1253	1252	S01°17'29"W	77.00'
1252	1251	N89°42'31"W	46.27'
1251	1250	S87°25'54"W	39.29'
1250	1147	N01°37'49"W	82.01'

**NOTES:**  
POSITIONS SHOWN ON THIS PLAT ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1927, US SURVEY FOOT, GROUND. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY THE COMBINATION FACTOR 0.99991713.  
ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.  
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUWATOSA.  
BUILDINGS ARE NOT AFFECTED BY TLE'S.

COMPUTED BY  
CONVERTED  
PUBLISHED VALUES  
FROM NAD 1927  
GRID TO GROUND  
USING COMBINATION  
FACTOR 0.99991713  
Y=392995.640  
X=2532692.690

FOUND CONCRETE  
MONUMENT WITH  
SEWRPC BRASS CAP  
Y=392875.690  
X=2530018.630



BASIS OF EXISTING RIGHT-OF-WAY			
ROUTE	BASIS	YEAR	WIDTH
W. NORTH AVE.	CSM #6341	1929	33' N OF CL
W. NORTH AVE.	INTERNAL MEMO CITY OF WAUWATOSA FROM HARRY GEHRKE, CITY ATTORNEY TO BOB KELLY, STREET DESIGN ENGINEER DATED 1/6/1994, LONGFELLOW SCHOOL DROPOFF LANE	1994	VARIES
W. NORTH AVE.	UNRECORDED DOCUMENT MARKED RESOLUTION (PASSED) AS PART OF PROJECT T-0352 (9) FILED IN THE OFFICE OF THE CITY ENGINEER, WAUWATOSA, WI	1966	VARIES

FOUND MONUMENT TABLE			
POINT #	Y	X	DESCRIPTION
33117	392997.687	2531972.789	1/2 IN REBAR
34439	392986.895	2531709.334	IP 1-1/4 IN OD
52658	392912.745	2531584.952	7/8 IN STEEL STAKE?
52659	392914.270	2531625.138	IP 1-3/8 IN OD
52660	392916.232	2531665.003	IP 1-3/8 IN OD
52661	392916.823	2531664.953	IP 1-1/8 IN OD
52662	392919.487	2531725.028	IP 1 IN OD SLIGHTLY BEND TO EAST
52663	392921.728	2531784.930	IP 5/8 IN OD
52664	392924.495	2531844.867	IP 1-3/8 IN OD
52665	392927.233	2531904.887	IP 2-1/4 IN OD WITH NAIL INSIDE
52666	392927.083	2531904.624	LANDSCAPE NAIL
52669	393011.812	2532119.461	IP 1-3/8 IN OD
52671	392986.934	2531709.244	IP 1-3/8 IN OD

REVISION DATE	DATE <u>05/01/2026</u>	SCALE, FEET	HWY: <u>W. NORTH AVENUE</u>	R/W PROJECT NUMBER	<u>2135-05-01</u>	PLAT SHEET	<u>4.19</u>
	GRID FACTOR <u>0.99991713</u>		COUNTY: <u>MILWAUKEE</u>	CONSTRUCTION PROJECT NUMBER	<u>2135-05-71/72 &amp; 2135-15-70</u>	PS&E SHEET	<u>E</u>



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0849

**Agenda Date:** 5/13/2026

**Agenda #:** 6.

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Consideration of request by Engineering Division for the execution of an Intergovernmental Cooperation Agreement (ICA) with the Milwaukee Metropolitan Sewerage District (MMSD) for the Schoonmaker Creek Watershed Modeling

**Submitted by:**

Maggie Anderson, Senior Civil Engineer

**Department**

Engineering Division

**A. Issue**

Consideration of request by Engineering Division for the execution of an Intergovernmental Cooperation Agreement (ICA) with the Milwaukee Metropolitan Sewerage District (MMSD) for the Schoonmaker Creek Watershed Modeling.

**B. Background/Options**

In 2023, the City entered in to a professional services agreement with MSA to complete a detailed analysis of two alternatives to address flooding in the Schoonmaker Creek Watershed. MSA and City Staff presented the selected alternative of a conventional storm sewer from Lloyd Street to the Menomonee River at the October 15, 2024, Community Affairs Meeting. The Common Council subsequently passed a resolution on October 22, 2024, affirming the conventional storm sewer as the least costly option.

In April, 2025, the City entered in to a contract with MSA for continued stormwater modeling and preliminary engineering analysis of the Schoonmaker Creek watershed. At that time, we began discussions with MMSD on the cost sharing of these professional services, as the modeling directly benefits the portion of the watershed under MMSD jurisdiction.

The attached agreement outlines the cost sharing associated with the modeling and preliminary engineering. The City and MMSD intend to develop separate intergovernmental cooperation agreements for the final design, construction, and maintenance responsibilities of the storm sewer alternative.

**C. Strategic Plan (Area of Focus)**

Priority 3: Infrastructure, Goal 4. Identify improvement options for the Schoonmaker Creek Watershed.

**D. Fiscal Impact**

The revenue will be accepted under Project 3005.

**E. Recommendation**

Authorize staff to execute an Intergovernmental Cooperation Agreement (ICA) with the Milwaukee Metropolitan Sewerage District (MMSD) for the Schoonmaker Creek Watershed Modeling

## Agreement for Schoonmaker Creek Watershed Modeling

This agreement is between the Milwaukee Metropolitan Sewerage District (the “**District**”), located at 260 West Seeboth Street, Milwaukee, Wisconsin 53204, acting through its executive director, and the City of Wauwatosa (the “**City**”), located at 7725 West North Avenue, Wauwatosa, Wisconsin 53213, acting through its mayor. The parties make this agreement pursuant to Wis. Stat. § 66.0301 to establish responsibilities for the hydrologic and hydraulic watershed modeling and preliminary engineering design associated with the Schoonmaker Creek watershed.

Homes and businesses along the Schoonmaker Creek are at risk of damage if the creek swells beyond its banks and overwhelms the underground storm sewer portions of the creek in times of heavy rainfall, snowmelt, or both. This flood risk hinders and diminishes property development and redevelopment in the area of Schoonmaker Creek as well as affected areas downstream.

In 2014, the District took jurisdiction of the portion of Schoonmaker Creek in Wauwatosa from the Menomonee River near North 62<sup>nd</sup> Street to West Lloyd Street at North 66<sup>th</sup> Street for the purpose of abating the regional flood. The Schoonmaker Creek watershed and the waterway segment within District jurisdiction for flood risk reduction efforts are shown in the attached map.

In 2020, the Southeastern Wisconsin Regional Planning Commission (“**SEWRPC**”) issued *A Watercourse System Plan for Schoonmaker Creek*, which summarized an evaluation of existing flood risk in the Schoonmaker Creek watershed and 16 alternative stormwater management plans to mitigate that risk.

In 2024, the City completed *Schoonmaker Creek Watershed Preliminary Engineering Analysis*, which reviewed and evaluated the stormwater management design alternatives presented in the 2020 SEWRPC plan. The City chose a storm sewer alternative that is intended to reduce flood risk in the watershed, including reducing flood risk for structures within the portion under the District’s jurisdiction. The District intends to share costs to obtain the flood risk reduction for those identified structures within the District’s jurisdiction of the Schoonmaker Creek south of Milwaukee Avenue, and the City intends to implement additional local storm sewer improvements at its own cost.

The City has engaged MSA Professional Services Inc. (the “**Consultant**”) to complete the watershed modeling, storm sewer alternatives evaluation, and cost estimation in a watershed modeling report to form the basis for preliminary design of the improvements to be constructed.

The City and the District intend to develop separate intergovernmental cooperation agreements for the final design, construction, and maintenance responsibilities of the storm sewer alternative.

The City anticipates continuing collaboration and coordination with the City of Milwaukee on Hawthorn Glen alternatives.

The City and the District therefore agree as follows.

## **1. Effective Dates**

This agreement becomes effective upon its execution by both parties and terminates upon District payment to the City according to section 2.E after final completion of the watershed modeling report described in section 2.B below.

## **2. Schoonmaker Creek Watershed Modeling**

- A. The City shall manage the Consultant completing the Schoonmaker Creek watershed modeling such that the Consultant:
  - i. Develops a comprehensive baseline watershed model, which:
    - a. Uses a design storm the City and District have agreed on. The City shall provide the District a memorandum outlining flow comparisons and methodology for selecting the design storm. The memorandum must also include an alternate statistical storm evaluation with modeling to solve for the 1-hour, 3-hour, 6-hour, 12-hour, and 48-hour duration storms using a SEWRPC intensity distribution. The memorandum must identify the 100-year recurrence flood risk. The District shall review and approve or require changes within 30 days of receipt of the memorandum.
    - b. Expands the City's current model to include adjacent areas that may drain toward the Schoonmaker Creek outfall or that may be affected by accumulation of flows at or near the Schoonmaker Creek outfall.
    - c. Uses XP-SWMM modeling software consistent with Federal Emergency Management Agency requirements to map the floodplain in the District's jurisdictional reach after the City's storm sewer improvements.
    - d. Incorporates interdependent nearby drainage areas including at least the District's Western Milwaukee Phase 2B project areas, the Hart Park north system, the levee accreditation improvements landward of the levee, and additional detail of the Hawthorn Glen Outdoor Education Center.
    - e. Identifies and evaluates potential improvements to mitigate flooding from tailwater conditions on the Menomonee River upland of the levee consistent with 44 C.F.R. § 65.10, engineering manuals, or other Federal Emergency Management Agency or U.S. Army Corps of Engineers guidance.
  - ii. Upon completion of the baseline watershed model for the selected design storm, identifies structures at risk of flood within the District's jurisdictional watershed.

- iii. Evaluates District’s alternatives to reduce flood risk on the identified structures prior to and after implementation of planned Wauwatosa storm sewer improvements upstream of the District’s jurisdictional reach. Alternatives must compare potential storm sewer pipe sizes ,voluntary property acquisition/removal or flood proofing for structures still at risk in the jurisdictional reach, with relevant cost estimates for each alternative. The alternatives should support the following assumptions and scope:
  - a. The City’s relief storm sewer between West Lloyd Street and Milwaukee Avenue may be adjusted in size as possible to convey flows sufficient to achieve flood risk reduction north of West Lloyd Street, with modeled City improvements north of West Lloyd Street, while not increasing flows within the open channel portion of the Schoonmaker Creek.
  - b. The City’s relief storm sewer between Milwaukee Avenue and the Menomonee River may be adjusted in size.
  - c. District alternatives should evaluate expansion of existing storm sewer branches, adjustment of street cross sections, and minor grading.
  - d. District alternatives must propose conditions improvements sufficient to reduce jurisdictional floodwaters from entering the Hawthorn Glen Outdoor Education Center property.
  - e. The modeling must include the levee interior drainage residual floodplain where it intersects with the Schoonmaker Creek floodplain along West State Street near North 63<sup>rd</sup> Street to determine whether additional interior drainage storm sewer improvements can remove more structures from the interior drainage floodplain. Modeling must include interior drainage improvement alternatives at State Street, including adding an inverted siphon to connect storm sewer systems west of the Schoonmaker Creek outfall to the newly constructed S-line system built for the District’s Western Milwaukee Phase 2B project. Modeling must also evaluate adjustments to the cross section of West State Street.
  - f. As part of the analysis of whether the additional/improved infrastructure alternatives listed above meet the District’s flood risk reduction goals, the alternatives must estimate costs for voluntary property acquisition and floodproofing for structures that remain at flood risk in each alternative scenario, and other applicable flood risk reduction techniques for structures at residual flood risk for an alternative.
- B. The City shall provide the District a watershed modeling report and all associated modeling files.

- i. The watershed modeling report will include modeling findings, preferred alternative(s), cost estimates, preliminary engineering design drawings, and preliminary phasing and staging of the project. The modeling report will include an executive summary and the City will provide it in draft, final draft, and final versions.
- C. The District shall review the draft report and shall return any comments to the City within four weeks of receipt of the draft report. The City shall incorporate District feedback and provide a final draft to the District. The District will review the final draft of the report within two weeks of receipt. Once all District and City comments are addressed, the City shall prepare the final version of the report and provide it to the District.
- D. The City shall transmit one invoice covering all cost-share work to the District upon completion of the report using the District's electronic project management software invoice submittal process.
- E. The District shall reimburse the City an amount not to exceed \$175,000 according to the cost-share percentages shown in Attachment A by check within 30 days of receiving the invoice.

### **3. Notices**

- A. The District will provide notices to:

Boris Veleusic, City Engineer  
City of Wauwatosa  
7725 West North Avenue  
Wauwatosa, Wisconsin 53213  
(414) 479-8929  
bveleusic@wauwatosa.net

- B. The City will provide notices to:

Mark Mittag, Senior Project Manager  
Milwaukee Metropolitan Sewerage District  
260 West Seeboth Street  
Milwaukee, Wisconsin 53204  
(414) 225-2147  
mmittag@mmsd.com

### **4. Modifying this Agreement**

The parties may modify this agreement only by a written amendment signed by both parties.

### **5. Severability**

If a court finds any part of this agreement unenforceable, then the remainder of this agreement continues in effect.

**6. Governing Law**

The laws of Wisconsin govern any dispute arising under or related to this agreement.

**7. Resolving Disputes**

If a dispute arises under or relates to this agreement that cannot be resolved by the parties, then the City and the District will try to resolve it with the help of a mutually acceptable mediator in Milwaukee County. The City and the District will equally share any costs and fees associated with the mediation, except that each party will be responsible for its own attorney fees. If the dispute is not resolved within 30 days after the mediation session, then either party may take the matter to court. Venue in any action brought under this agreement is proper only in the Milwaukee County Circuit Court.

**8. Independence of the Parties**

This agreement does not create a partnership, and neither party may enter into contracts on behalf of the other party.

**9. Authority of Signatories**

All signatories to this agreement certify that they are properly authorized by their governing body to execute this agreement.

**10. Liability**

The City and the District will be liable each for their own negligent acts, errors, and omissions. If litigation requires one party to respond for the acts, errors, or omissions of the other party, then the City and the District will hold each other harmless for any losses, damages, costs, and expenses, including but not limited to reasonable attorney fees and litigation expenses. Nothing in this agreement is a waiver of any otherwise applicable immunity, limited immunity, or limitation of liability under Wisconsin law.

**SIGNATURES ON NEXT PAGE**

**MILWAUKEE METROPOLITAN  
SEWERAGE DISTRICT**

**CITY OF WAUWATOSA**

By: \_\_\_\_\_  
Kevin L. Shafer, P.E.  
Executive Director

By: \_\_\_\_\_  
Dennis McBride  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form

By: \_\_\_\_\_  
Deyanira Nevarez  
City Clerk

\_\_\_\_\_  
Attorney for the District

Date: \_\_\_\_\_

By: \_\_\_\_\_  
John Ruggini  
Finance Director

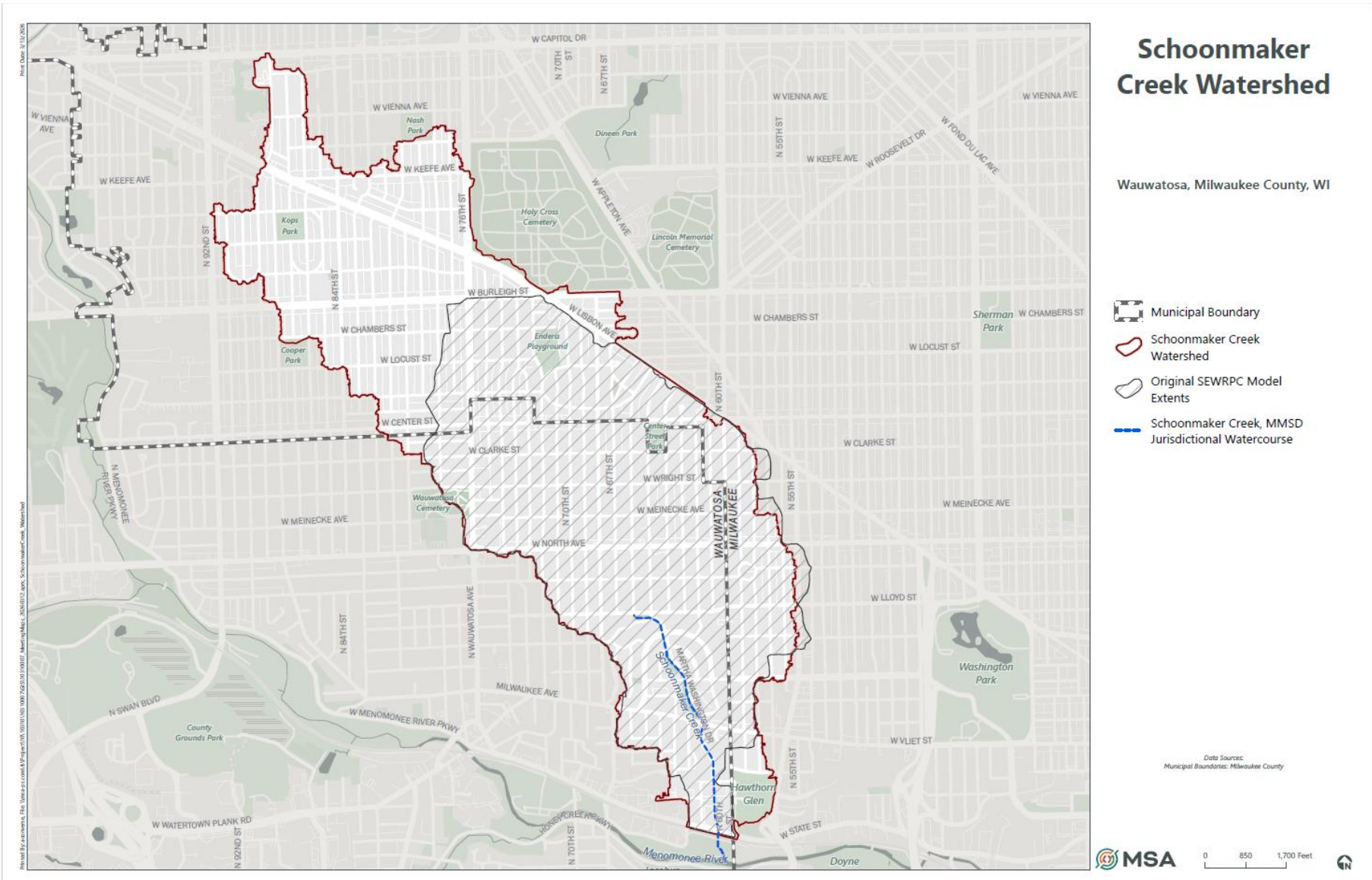
Date: \_\_\_\_\_

\_\_\_\_\_  
Jennifer Tate  
City Attorney

Attachment A

<b>WORK PLAN - Schoonmaker Creek Watershed Modeling and Design</b>						
MSA Professional Services		Total Cost	City %	MMSD %	City Cost	MMSD Cost
Task/Activity	Task					
<b>Task 1 - Project Management</b>		<b>\$17,000</b>				
Project Management	101	\$17,000	50	50	\$8,500	\$8,500
<b>Task 2 - Project Review Meetings</b>		<b>\$71,000</b>				
City of Wauwatosa Meetings	201	\$48,000	100	0	\$48,000	\$0
MMSD Coordination Meetings	202	\$23,000	20	80	\$4,600	\$18,400
<b>Task 3- Hydrologic and Hydraulic Modeling</b>		<b>\$232,500</b>				
PC-SWMM to XP-SWMM Conversion	301	\$19,000	0	100	\$0	\$19,000
Comprehensive Schoonmaker Creek Watershed Model	302	\$10,000	100	0	\$10,000	\$0
Alternate Statistical Storm Evaluation	303	\$6,500	0	100	\$0	\$6,500
Menomonee River Analysis	304	\$5,500	0	100	\$0	\$5,500
30% Design Modeling North of Lloyd	305	\$90,000	100	0	\$90,000	\$0
Infrastructure Impacts - MMSD Jurisdiction - Optimization Option B	306	\$16,000	10	90	\$1,600	\$14,400
Infrastructure Impacts - MMSD Jurisdiction - Hawthorne Glen	307	\$2,500	0	100	\$0	\$2,500
Infrastructure Impacts - MMSD Jurisdiction - Land Side Drainage Siphon	308	\$28,000	100	0	\$28,000	\$0
Infrastructure Impacts - MMSD Jurisdiction - Property Acquisition Compariso	309	\$30,000	10	90	\$3,000	\$27,000
Infrastructure Impacts - MMSD Jurisdiction - Floodproofing Analysis	310	\$25,000	10	90	\$2,500	\$22,500
<b>Task 4 - Limited Engineering Design to Support Modeling Efforts</b>		<b>\$78,500</b>				
Trunk Line North of Lloyd Street (incl. Up to Center + Branches)	401	\$20,000	100	0	\$20,000	\$0
State St/Land-Side (incl review of MMSD plans and CADD files)	402	\$23,000	100	0	\$23,000	\$0
Optimization of Option B Relief Sewer - Lloyd to Milwaukee	403	\$6,000	100	0	\$6,000	\$0
Optimization of Option B Relief Sewer - Milwaukee to River	404	\$10,000	0	100	\$0	\$10,000
Cost Estimates North of Lloyd	405	\$7,000	100	0	\$7,000	\$0
Cost Estimates South of Lloyd	406	\$9,000	50	50	\$4,500	\$4,500
Cost Estimates Along State Street	407	\$3,500	100	0	\$3,500	\$0
<b>Task 5- Technical Report</b>		<b>\$26,000</b>				
Draft	501	\$17,000	50	50	\$8,500	\$8,500
Final	502	\$9,000	50	50	\$4,500	\$4,500
		<b>\$425,000</b>			<b>\$273,200</b>	<b>\$151,800</b>

# Attachment B





# Wauwatosa, WI

## Staff Report

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**File #:** 26-0754

**Agenda Date:** 5/13/2026

**Agenda #:** 7.

---

Request for approval of contract modification for Contract 25-01 Wisconsin Avenue & 70th Street Improvements

**Submitted by:**

Mahmoud Jassar, Asst. Construction Manager

**Department**

Engineering Division

**A. Issue**

Request for approval of contract modification for Contract 25-01 Wisconsin Avenue & 70th Street Improvements

**B. Background/Options**

A contract modification has been prepared for the Wisconsin Avenue and 70th Street Improvements project under Contract 25-01, project No. #1025 & #4101.

This modification primarily addresses additional work associated with traffic signal, roadway, and storm sewer improvements at the intersection of 76th Street and Wisconsin Avenue and traffic signal improvements at the intersection of Glenview Avenue and Wisconsin Avenue.

WisDOT agreed to fund traffic signal improvements at both intersections, as the Wisconsin Avenue corridor is serving as an alternate route during their I-94 East construction project. New signal and intersection work at 76th Street was originally programmed in year 2027 as part of the 2025-2029 Capital Improvement Program (CIP). The work at Glenview Avenue was not in the CIP. Both projects were advanced to the fall 2025 construction season to take advantage of the ongoing construction activities along Wisconsin Avenue and have the corridor fully operational when WisDOT work on I-94 began in early 2026.

The total value of this contract modification is \$691,778.47. The original contract amount was \$4,497,094.69. Previous contract modifications for the project totaled \$52,354.35, thus the revised contract total is \$5,241,227.51

**C. Strategic Plan (Area of Focus)**

Well Maintained Infrastructure

**D. Fiscal Impact**

Funding for this contract modification is included in Project 1025. Future fund transfers may be necessary at the conclusion of all construction contracts associated with Project 1025. WisDOT contributed \$330,000.00 toward this work.

**E. Recommendation**

Staff recommends approval of a contract modification in the amount of \$691,778.47 for Contract 25-01.

*Recommendation:* Common Council



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0827

**Agenda Date:** 5/13/2026

**Agenda #:** 8.

---

Request for approval of Final Payment for Contract 24-61/Project 6216 DPW Incinerator Building Demolition

Dear Board Members:

Guelig Waste Removal and Demolition LLC has completed the work of DPW INCINERATOR BUILDING DEMOLITION and work incidental thereto under contract 24-61/ Project 6216. The work took place at 11100 W Walnut St.

The Final contract value is \$504,911.16. The contract award amount was \$422,400. The final amount due to the contractor is \$12,511.16. The final contract value is more than the original bid amount due to unforeseen environmental clean-up issues discovered during the project.

I hereby certify that the work on Contract 24-61 / Project 6216 was completed in a manner satisfactory to the City of Wauwatosa and recommend acceptance of the same by the Board of Public Works.

Sincerely,

Chuck Pomeranke  
Facilities Manager

WHEREAS, the Board of Public Works has accepted the work of Guelig Waste Removal and Demolition and work incidental thereto in the City of Wauwatosa under Contract 24-61 and the same is ready for final payment.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin as follows:

Section 1. That the work of Guelig Waste Removal and Demolition under Contract 24-61 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 Twelve thousand five hundred eleven dollars and 16 cents(\$12511.16) made payable to Guelig Waste Removal and Demolition as the final payment under said contract upon receipt of waivers of lien and for labor and materials furnished under said contract.



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0850

**Agenda Date:**

**Agenda #:** 9.

---

Consideration of request for a variance to City Code section 8.44.090 for a driveway approach width greater than 30 feet at Fire Station 53 on W Innovation Drive

**Submitted by:**

Jessica Henderson, P.E., Civil Engineer

**Department:**

Public Works, Engineering Division

**A. Issue**

Consideration of request for a variance from City Code Section 8.44.090 for a driveway approach width greater than 30 feet at Fire Station 53 off of W Innovation Drive.

**B. Background/Options**

The Engineering Department is in design of a pavement replacement project at Fire Station 53 located at 10525 W Watertown Plank Rd. The existing driveway approach off of W Innovation Drive is approximately 30 feet wide at the curb opening and there is consistent wear along the northern curb line at the approach. Therefore, a turning movement analysis was run using the dimensions of the Fire Department's ladder truck, and it was determined that a 38-foot-wide driveway approach is needed.

City Code Section 8.44.090 requires that driveway approaches shall not exceed 30 feet in width at the curb opening. Therefore, Engineering is requesting a variance from City Code Section 8.44.090 for this wider than standard driveway approach.

**C. Strategic Plan (Area of Focus)**

Priority Area 3: Infrastructure

**D. Fiscal Impact**

This project is included in the approved 2026-2030 Capital Budget.

**E. Recommendation**

Staff recommends approval of the request for a variance to City Code Section 8.44.090.

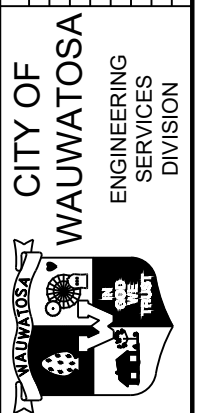


WATERTOWN PLANK RD.

SCALE  
0 20 40  
FEET

DATE

DESCRIPTION








REMOVALS  
FIRE STATION 53

CONTRACT: 26-26  
FILE NO: 15-1096  
DRAWN BY: RC  
CHECKED BY: JH  
SCALE: AS SHOWN

10525

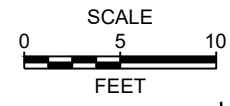
W. INNOVATION DR.

**LEGEND:**

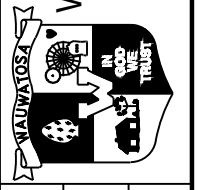
-  REMOVING CONCRETE PAVEMENT
-  REMOVING CONCRETE SIDEWALK & DRIVE APPROACH
-  REMOVING CURB AND GUTTER
-  REMOVING ASPHALT PAVEMENT (PAID UNDER EXCAVATION COMMON)
-  SAWCUT







DATE	DESCRIPTION


**CITY OF WAUWATOSA**  
 ENGINEERING SERVICES DIVISION

**PAVEMENT GRADES**  
**FIRE STATION 53**  
**EAST LOT**

CONTRACT:	26-26
FILE NO:	15-1096
DRAWN BY:	RC
CHECKED BY:	JH
SCALE:	AS SHOWN



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0851

**Agenda Date:** 5/13/2026

**Agenda #:** 10.

---

Consideration of a waiver of the competitive bidding process for the 2026 Aggregate Sealcoating Program, and approval of Contract Change Order #1 to Contract 25-18 with Scott Construction, Inc. to add the 2026 aggregate sealcoating work in the amount of \$203,941.98.

**Submitted by:**

Jeni Schroeder, PE  
Senior Civil Engineer

**Department**

DPW, Engineering Services

**A. Issue**

Consideration of a waiver of the competitive bidding process for the 2026 Aggregate Sealcoating Program, and approval of Contract Change Order #1 to Contract 25-18 with Scott Construction, Inc. to add the 2026 aggregate sealcoating work in the amount of \$203,941.98.

**B. Background/Options**

In 2025, the Aggregate Sealcoating Program was scheduled to be completed by Scott Construction, Inc., beginning the week following the August 10, 2025 flooding event. One of the scheduled program areas, identified as Area 1 in the attachment, was located within a neighborhood directly impacted by the flooding. As a result of the event, many properties required dumpsters and storage pods, which could be placed within the public right-of-way. In addition, residents were coordinating significant home repair efforts that required contractor access and delivery of building materials.

Engineering staff anticipated that the presence of dumpsters, storage pods, construction traffic, and the potential for heavy equipment would interfere with the sealcoating operations and would be damaging to a newly sealed roadway surface. Staff also recognized the additional inconvenience the project would create for residents already managing flood recovery efforts. Engineering staff worked collaboratively with Scott Construction, Inc. to postpone the work within the affected neighborhood.

The sealcoating work was delayed to 2026 because it is best practice to complete this type of work by mid-September to ensure proper aggregate embedment under traffic and optimal performance based on seasonal temperatures.

Scott Construction, Inc. has been the low and successful bidder for the City's Aggregate Sealcoating Program for the past nine years. Due to the contractor's understanding and cooperation in delaying the work within the flood-impacted area, as well as their willingness to honor 2025 bid pricing for the deferred 2026 work, staff is requesting approval from the Board of Public Works to waive the competitive bidding process for the planned 2026 Aggregate Sealcoating Program areas and authorize Change Order No. 1 to Contract 25-18, Aggregate Sealcoating, in the amount of \$203,941.98 to add the work in Areas 2 and 3 in the attachment.

**C. Strategic Plan (Area of Focus)**

Priority 3: Infrastructure

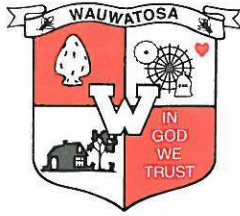
**D. Fiscal Impact**

The Sealcoating Program is a maintenance treatment funded in the Operating Budget. The funding for the 2026 program area was included in the budget for 2026.

**E. Recommendation**

Staff recommends approval to waive the competitive bidding process for the 2026 Aggregate Sealcoating Program, and approve Contract Change Order #1 to Contract 25-18 with Scott Construction, Inc. to add the 2026 aggregate sealcoating work in the amount of \$203,941.98.

*Recommendation:* Common Council



CITY OF WAUWATOSA  
ENGINEERING SERVICES DIVISION  
7725 WEST NORTH AVENUE  
WAUWATOSA, WI 53213  
Telephone: (414) 479-8927

**Boris Veleusic, P.E.**  
City Engineer  
bveleusic@wauwatosa.net

## CONTRACT MODIFICATION

---

CONTRACT NUMBER: 25-18

PROJECT DESCRIPTION: Aggregate Sealcoating

PRIME CONTRACTOR: Scott Construction, Inc.

CONTRACT MODIFICATION NUMBER: 01

CONTRACT MODIFICATION DESCRIPTION: Add 2026 Program Area Work

---

### THE FOLLOWING MODIFICATIONS TO THE CONTRACT ARE HEREBY ORDERED:

The following are bid items quantities changes to the contract:

This Contract Modification does not include any adjustments to quantities for existing contract bid items.

Line Item	Item Code	Item Description	Uof M	Unit Price	Original Quantity	Original Cost	Revised Quantity	Revised Cost
1	1	Aggregate Sealcoating	SY	\$1.97	152,013	\$299,465.61	246,543	\$485,689.71
2	2	Street Sweeping	SY	\$0.18	155,924	\$28,066.34	254,354	\$45,783.72

NET BID ITEM VALUE CHANGE: (\$203,941.98)

The following attachments shall be incorporated into the contract documents:

REVISED Plans and Details  
REVISED Sealcoating List

*All work under this Contract Modification shall be performed in accordance with contract specifications unless otherwise noted or modified in this or previous Contract Modification(s).*

---

ORIGINAL CONTRACT AMOUNT:	\$	327,557.95
TOTAL INCREASE OR DECREASE OF PREVIOUS CONTRACT MODIFICATION(S):	\$	0.00
INCREASE OR DECREASE FROM THIS CONTRACT MODIFICATION:	\$	<u>203,941.98</u>
REVISED CONTRACT AMOUNT:	\$	<u><u>531,499.93</u></u>

APPROVED BY:

CONTRACTOR SIGNATURE	TITLE	DATE

CITY OF WAUWATOSA	TITLE	DATE

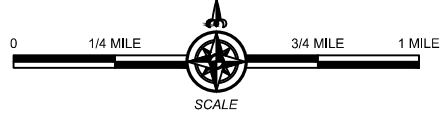
BOARD OF PUBLIC WORKS ~~AND COMMON COUNCIL~~ APPROVAL REQUIRED: **YES**  
RESOLUTION NUMBER: R-XX-XXX

*Common Council approval is required on all contract modifications increasing the contract value by an amount of \$25,000. Common Council approval is also required if this contract modification or the cumulative total of this contract modification and previous contract modification(s) exceeds 15% of the original contract amount. This Contract Modification does not become incorporated into the contract until all required approvals are obtained from the City of Wauwatosa.*

- 1) ORIGINAL TO FILE
- 2) COPY TO CONTRACTOR

CITY OF MILWAUKEE

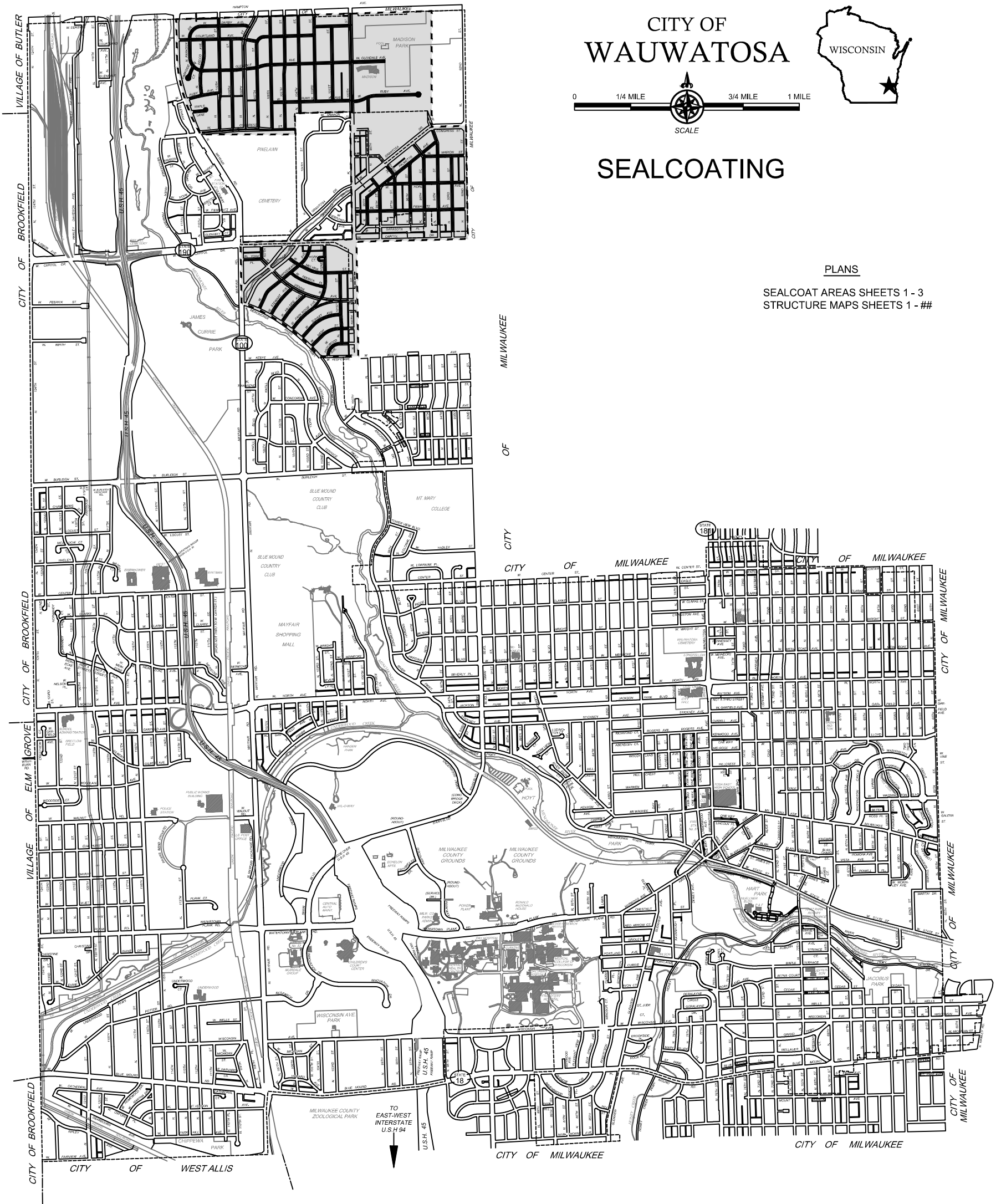
# CITY OF WAUWATOSA



## SEALCOATING

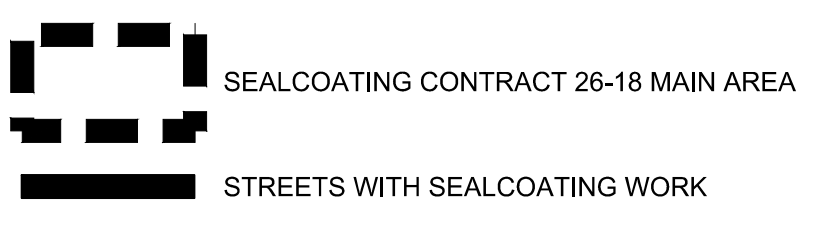
### PLANS

SEALCOAT AREAS SHEETS 1 - 3  
STRUCTURE MAPS SHEETS 1 - ##

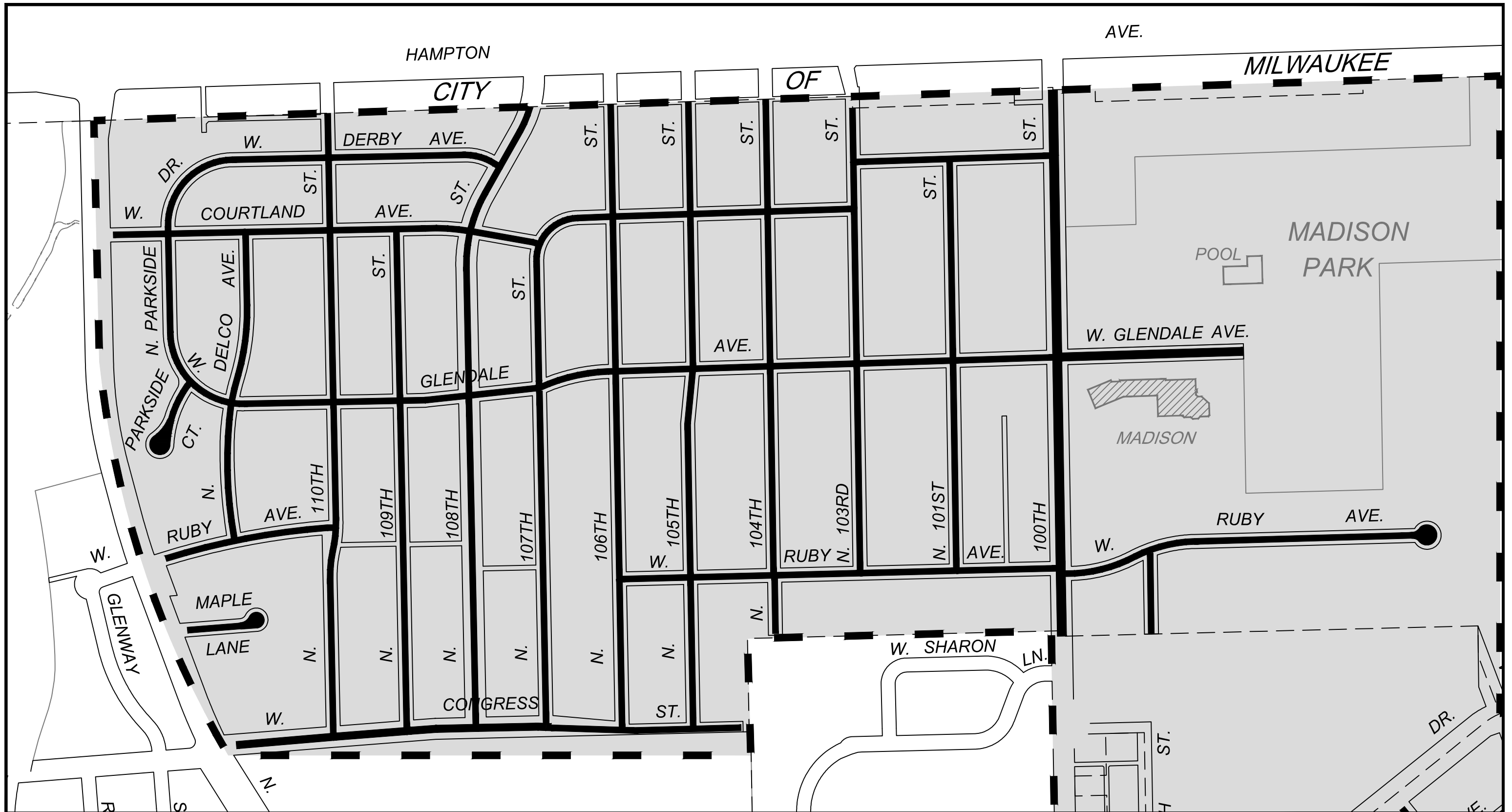




PROJECT COORDINATION:  
RYAN CHRISTENSEN  
CIVIL ENGINEER  
414-479-3558  
RCHRISTENSEN@WAUWATOSA.NET

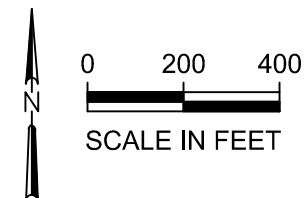
PROJECT INSPECTION:  
PATRICK ZETTEL  
ENGINEERING TECHNICIAN  
414-479-8994  
PZETTEL@WAUWATOSA.NET



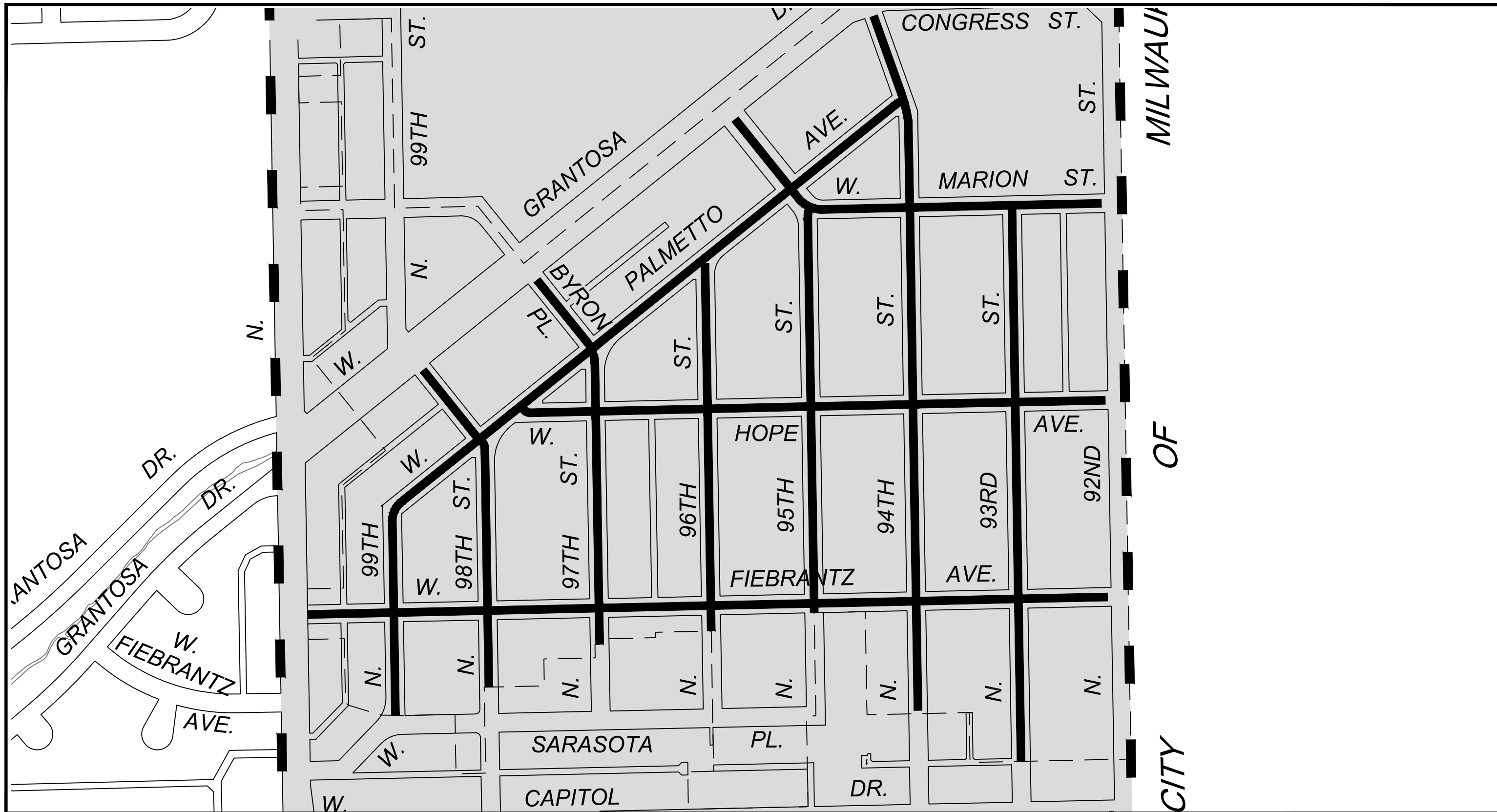
## CITY OF WAUWATOSA AGGREGATE SEALCOATING 26-18

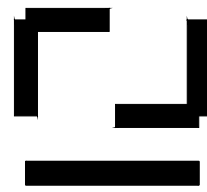


 AGGREGATE SEALCOATING CONTRACT 26-18 MAIN AREA  
 STREETS WITH SEALCOATING WORK



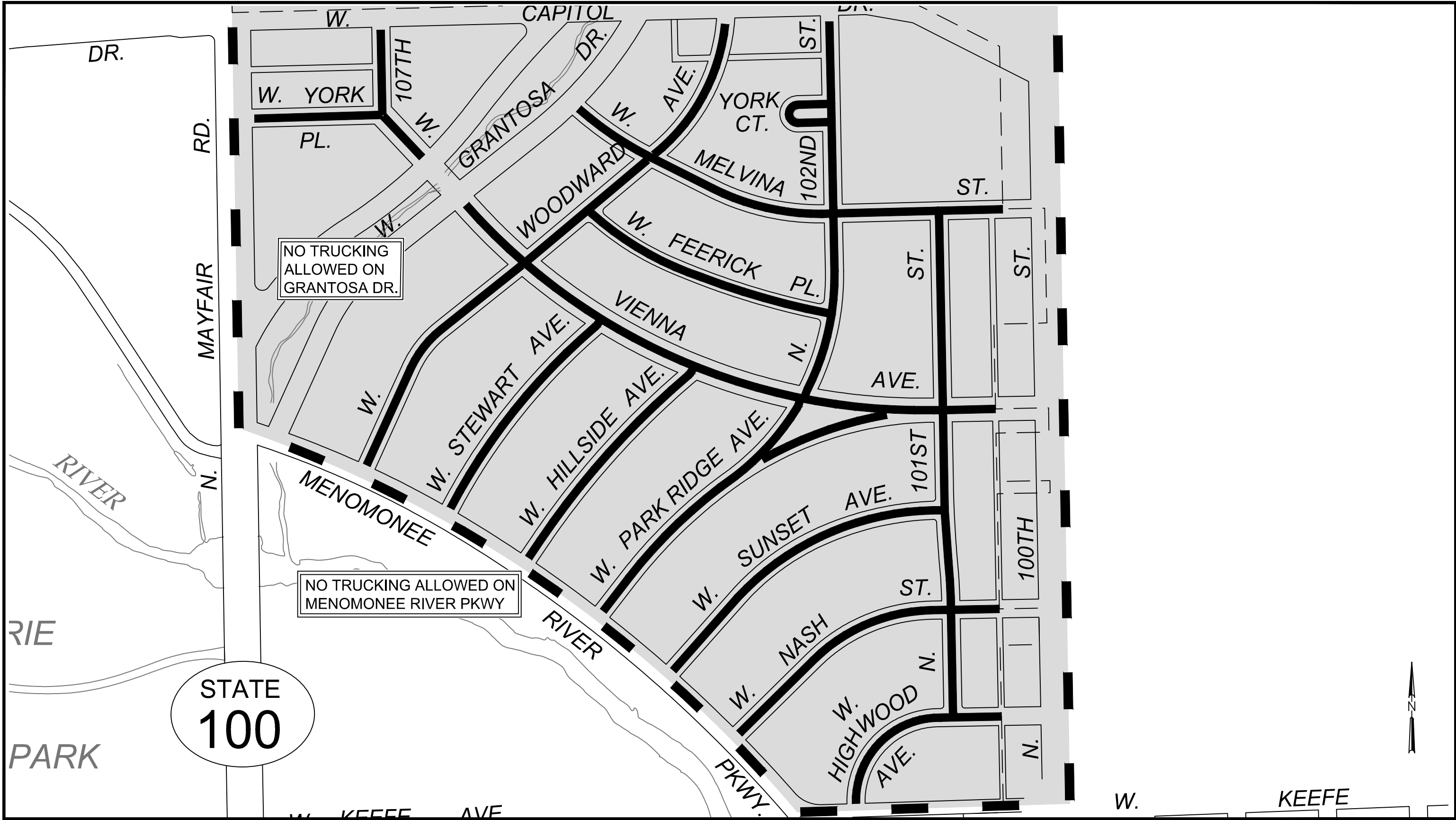
CITY OF WAUWATOSA  
 AGGREGATE SEALCOATING 26-18  
 SHEET 1 OF 3  
 AREA 1




 AGGREGATE SEALCOATING  
 CONTRACT 26-18 MAIN AREA  
 STREETS WITH SEALCOATING WORK





CITY OF WAUWATOSA  
 AGGREGATE SEALCOATING CONTRACT 26-18  
 SHEET 2 OF 3  
 AREA 2



NO TRUCKING  
ALLOWED ON  
GRANTOSA DR.

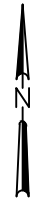
NO TRUCKING ALLOWED ON  
MENOMONEE RIVER PKWY

STATE  
100

 AGGREGATE SEALCOATING  
CONTRACT 26-18 MAIN AREA  
 STREETS WITH SEALCOATING WORK

0 150 300  
SCALE IN FEET

CITY OF WAUWATOSA  
AGGREGATE SEALCOATING CONTRACT 26-18  
SHEET 3 OF 3  
AREA 3



**CONTRACT 26-18: 2026 AGGREGATE SEALCOATING**

Street	Location		Pavement Surface Type	Pavement Dimensions			Comments
	From	To		Length (feet)	Width (feet)	Area (sq. yds.)	
<b>AREA 1</b>							
Derby Ave/Parkside Dr	W. Courtland Ave	N. 108th St	Asphalt	1597	26	4614	Flange to Flange
W. Courtland Ave	N. Mayfair Rd	N. 107th St	Asphalt	1813	26	5238	Flange to Flange
W. Courtland Ave	N. 107th St	N. 103rd St	Asphalt	1373	26	3966	Flange to Flange
W. Courtland Ave	N. 103rd St	N. 100th St	Asphalt	823	26	2378	Flange to Flange
W. Glendale Ave	N. Delco Ave	N. 100th St	Asphalt	3505	26	10126	Flange to Flange
W. Glendale Ave	N. 100th St	Dead End East of N. 100th St	Asphalt	775	36	3100	Flange to Flange
W. Ruby Ave	N. Mayfair Rd	N. 110th St	Asphalt	727	26	2100	Flange to Flange
W. Ruby Ave	N. 106th St	N. 100th St	Asphalt	1850	26	5344	Flange to Flange
W. Ruby Ave	N. 100th St	Dead End East of N. 100th St	Asphalt	1501	26	4336	Flange to Flange
W. Ruby Ave	Cul-de-sac East of N. 100th St	Same	Asphalt	varies	varies	714	Flange to Flange
Maple Ln	N. Mayfair Rd	Dead End East of W. Mayfair Rd	Asphalt	228	26	659	Flange to Flange
Maple Ln	Cul-de-sac East of N. Mayfair Rd	Same	Asphalt	varies	varies	538	Flange to Flange
W. Congress St	N. Mayfair Rd	N. 107th St	Asphalt	1346	32	4786	Flange to Flange
W. Congress St	N. 107th St	Dead End East of N. 105th St	Asphalt	811	26	2343	Flange to Flange
N. 99th St	Dead end South of W. Ruby Ave	W. Ruby Ave	Asphalt	343	26	991	Flange to Flange
N. 100th St	South of W. Ruby Ave	North of W. Courtland Ave	Asphalt	2332	40	10364	Flange to Flange
N. 101st St	W. Ruby Ave	W. Glendale Ave	Asphalt	871	26	2516	Flange to Flange
N. 101st St	W. Glendale Ave	W. Courtland Ave	Asphalt	834	26	2409	Flange to Flange
N. 103rd St	W. Ruby Ave	W. Glendale Ave	Asphalt	868	26	2508	Flange to Flange
N. 103rd St	W. Glendale Ave	North of W. Courtland Ave	Asphalt	1077	26	3111	Flange to Flange
N. 104th St	Dead end South of W. Ruby Ave	W. Ruby Ave	Asphalt	236	26	682	Flange to Flange
N. 104th St	W. Ruby Ave	W. Glendale Ave	Asphalt	866	26	2502	Flange to Flange
N. 104th St	W. Glendale Ave	W. Courtland Ave	Asphalt	634	26	1832	Flange to Flange
N. 104th St	W. Courtland Ave	North of W. Courtland Ave	Asphalt	466	26	1346	Flange to Flange
N. 105th St	W. Congress St	W. Ruby Ave	Asphalt	621	26	1794	Flange to Flange
N. 105th St	W. Ruby Ave	W. Glendale Ave	Asphalt	865	26	2499	Flange to Flange
N. 105th St	W. Glendale Ave	W. Courtland Ave	Asphalt	634	26	1832	Flange to Flange
N. 105th St	W. Courtland Ave	North of W. Courtland Ave	Asphalt	466	26	1346	Flange to Flange
N. 106th St	W. Congress St	W. Glendale Ave	Asphalt	1505	26	4348	Flange to Flange
N. 106th St	W. Glendale Ave	W. Courtland Ave	Asphalt	634	26	1832	Flange to Flange
N. 106th St	W. Courtland Ave	North of W. Courtland Ave	Asphalt	466	26	1346	Flange to Flange
N. 107th St	W. Congress St	W. Glendale Ave	Asphalt	1418	26	4096	Flange to Flange
N. 107th St	W. Glendale Ave	W. Courtland Ave	Asphalt	604	26	1745	Flange to Flange
N. 108th St	W. Congress St	W. Glendale Ave	Asphalt	1390	26	4016	Flange to Flange
N. 108th St	W. Glendale Ave	W. Courtland Ave	Asphalt	676	26	1953	Flange to Flange
N. 108th St	W. Courtland Ave	North of W. Derby Ave	Asphalt	578	26	1670	Flange to Flange
N. 109th St	W. Congress St	W. Glendale Ave	Asphalt	1381	26	3990	Flange to Flange
N. 109th St	W. Glendale Ave	W. Courtland Ave	Asphalt	707	26	2042	Flange to Flange
N. 110th St	W. Congress St	W. Glendale Ave	Asphalt	1401	26	4047	Flange to Flange
N. 110th St	W. Glendale Ave	W. Courtland Ave	Asphalt	707	26	2042	Flange to Flange
N. 110th St	W. Courtland Ave	W. Derby Ave	Asphalt	284	26	820	Flange to Flange
N. 110th St	W. Derby Ave	North of W. Derby Ave	Asphalt	177	26	511	Flange to Flange
N. Delco Ave	W. Ruby Ave	W. Courtland Ave	Asphalt	1301	26	3758	Flange to Flange
N. Parkside Dr	N. Delco Ave	W. Courtland Ave	Asphalt	827	26	2389	Flange to Flange

**CONTRACT 26-18: 2026 AGGREGATE SEALCOATING**

Street	Location		Pavement Surface Type	Pavement Dimensions			Comments
	From	To		Length (feet)	Width (feet)	Area (sq. yds.)	
Parkside Ct	Dead end South of N. Parkside Dr	N. Parkside Dr	Asphalt	171	26	494	Flange to Flange
Parkside Ct	Cul-de-sac South of N. Parkside Dr	Same	Asphalt	varies	varies	985	Flange to Flange
<b>AREA 2</b>							
W. Palmetto Ave	N. 94th St	N. 99th St	Asphalt	2081	26	6012	Flange to Flange
W. Marion St	N. 92nd St	N. 94th St	Asphalt	601	26	1736	Flange to Flange
W. Marion St	N. 94th St	N. 95th St	Asphalt	314	26	907	Flange to Flange
W. Hope Ave	N. 92nd St	N. 94th St	Asphalt	603	26	1742	Flange to Flange
W. Hope Ave	N. 94th St	W. Palmetto Ave	Asphalt	1238	26	3576	Flange to Flange
W. Fiebrantz Ave	N. 92nd St	N. 100th St	Asphalt	2560	26	7396	Flange to Flange
N. 93rd St	North of W. Capitol Dr	W. Fiebrantz Ave	Asphalt	507	26	1465	Flange to Flange
N. 93rd St	W. Fiebrantz Ave	W. Hope Ave	Asphalt	604	26	1745	Flange to Flange
N. 93rd St	W. Hope Ave	W. Marion St	Asphalt	604	26	1745	Flange to Flange
N. 94th St	North of W. Capitol Dr	W. Fiebrantz Ave	Asphalt	337	26	974	Flange to Flange
N. 94th St	W. Fiebrantz Ave	W. Congress St	Asphalt	1878	26	5425	Flange to Flange
N. 95th St	South of W. Fiebrantz Ave	W. Fiebrantz Ave	Asphalt	17	26	49	Flange to Flange
N. 95th St	W. Fiebrantz Ave	W. Hope Ave	Asphalt	604	26	1745	Flange to Flange
N. 95th St	W. Hope Ave	W. Marion St	Asphalt	614	26	1774	Flange to Flange
N. 95th St	W. Marion St	W. Palmetto Ave	Asphalt	66	26	191	Flange to Flange
N. 95th St	W. Palmetto Ave	W. Grantosa Dr	Asphalt	273	26	789	Flange to Flange
N. 96th St	South of W. Fiebrantz Dr	W. Fiebrantz Ave	Asphalt	68	26	196	Flange to Flange
N. 96th St	W. Fiebrantz Ave	W. Hope Ave	Asphalt	604	26	1745	Flange to Flange
N. 96th St	W. Hope Ave	W. Palmetto Ave	Asphalt	453	26	1309	Flange to Flange
N. 97th St	South of W. Fiebrantz Dr	W. Fiebrantz Ave	Asphalt	103	26	298	Flange to Flange
N. 97th St	W. Fiebrantz Ave	W. Hope Ave	Asphalt	604	26	1745	Flange to Flange
N. 97th St	W. Hope Ave	W. Palmetto Ave	Asphalt	173	26	500	Flange to Flange
Byron Pl	W. Palmetto Ave	W. Grantosa Dr	Asphalt	269	26	777	Flange to Flange
N. 98th St	North of W. Sarasota Pl	W. Fiebrantz Ave	Asphalt	232	26	670	Flange to Flange
N. 98th St	W. Fiebrantz Ave	W. Palmetto Ave	Asphalt	528	26	1525	Flange to Flange
N. 98th St	W. Palmetto Ave	W. Grantosa Dr	Asphalt	272	26	786	Flange to Flange
N. 99th St	W. Sarasota Pl	W. Fiebrantz Ave	Asphalt	316	26	913	Flange to Flange
N. 99th St	W. Fiebrantz Ave	W. Palmetto Ave	Asphalt	314	26	907	Flange to Flange

**AREA 3**

W. Highwood Ave	W. Keefe Ave	Alley East of N. 101st St	Asphalt	646	26	1866	Flange to Flange
W. Nash St	Menomonee River Pkwy	Alley East of N. 101st St	Asphalt	1002	26	2895	Flange to Flange
W. Sunset Ave	Menomonee River Pkwy	N. 101st St	Asphalt	1072	26	3097	Flange to Flange
W. Park Ridge Ave	Menomonee River Pkwy	W. Vienna Ave	Asphalt	953	26	2753	Flange to Flange
W. Park Ridge Ave	Intersection at Park Ridge Ave	W. Vienna Ave	Asphalt	438	26	1265	Flange to Flange
W. Hillside Ave	Menomonee River Pkwy	W. Vienna Ave	Asphalt	827	26	2389	Flange to Flange
W. Stewart Ave	Menomonee River Pkwy	W. Vienna Ave	Asphalt	790	26	2282	Flange to Flange
W. Woodward Ave	Menomonee River Pkwy	W. Vienna Ave	Asphalt	855	26	2470	Flange to Flange
W. Woodward Ave	W. Vienna Ave	W. Melvina Ave	Asphalt	515	26	1488	Flange to Flange
W. Woodward Ave	W. Melvina Ave	W. Capitol Dr	Asphalt	504	26	1456	Flange to Flange
W. Vienna Ave	Alley East of N. 101st St	W. Grantosa Dr.	Asphalt	1943	26	5613	Flange to Flange

**CONTRACT 26-18: 2026 AGGREGATE SEALCOATING**

Street	Location		Pavement Surface Type	Pavement Dimensions			Comments
	From	To		Length (feet)	Width (feet)	Area (sq. yds.)	
W. Vienna Ave	W. Grantosa Dr	N. 107th St	Asphalt	187	26	540	Flange to Flange
W. Feerick Pl	N. 102nd St	W. Woodward Ave	Asphalt	860	26	2484	Flange to Flange
W. Melvina St	Alley East of N. 101st St	W. Grantosa Dr	Asphalt	1487	26	4296	Flange to Flange
W. York Pl	N. Mayfair Rd	N. 107th St	Asphalt	422	26	1219	Flange to Flange
York Ct	N. 102nd St	Same	Asphalt	288	26	832	Flange to Flange
N. 101st St	W. Highwood Ave	W. Nash St	Asphalt	329	26	950	Flange to Flange
N. 101st St	W. Nash St	W. Vienna Ave	Asphalt	634	26	1832	Flange to Flange
N. 101st St	W. Vienna Ave	W. Melvina Ave	Asphalt	632	26	1826	Flange to Flange
N. 102nd St	W. Vienna Ave	W. Melvina Ave	Asphalt	601	26	1736	Flange to Flange
N. 102nd St	W. Melvina Ave	W. Capitol Dr	Asphalt	620	26	1791	Flange to Flange
N. 107th St	W. Vienna Ave	W. Capitol Dr	Asphalt	280	26	809	Flange to Flange

Total 222588



# Wauwatosa, WI

## Staff Report

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**File #:** 26-0817

**Agenda Date:** 5/13/2026

**Agenda #:** 11.

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Consideration of ratification of project partial payments for work completed pursuant to the terms of the contract

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 pursuant to the terms of the contract noted.

**Contractor:** LaLonde Construction  
**Payment No.:** 3  
**Contract/Project No.:** 325000015/25-25 Burleigh Multi Use Path  
**Amount:** \$24,800.00

**Contractor:** All-Ways Contractors, Inc  
**Payment No.:** 1  
**Contract/Project No.:** 326000005/26-01 Flood Damage Maintenance Repairs  
**Amount:** \$172,212.51

**Contractor:** Mid City Corporation  
**Payment No.:** 6  
**Contract/Project No.:** 24-56/5113 West Zone Pumping Station  
**Amount:** \$277,400.00

**Contractor:** Mid City Corporation  
**Payment No.:** 7  
**Contract/Project No.:** 24-56/5113 West Zone Pumping Station  
**Amount:** \$515,810.36

**Contractor:** Wisconsin Department of Transportation  
**Payment No.:** 10 -12  
**Contract/Project No.:** Wisconsin Ave Bridge / Project 2303 - Contract 325000007  
**Amount:** \$824,386.01

**Contractor:** Wisconsin Department of Transportation  
**Payment No.:** 7  
**Contract/Project No.:** Wisconsin Ave Bridge Water Main / Project 2303 - Contract 325000008  
**Amount:** \$4,472.16

**Contractor:** Globe Contractors  
**Payment No.:** 7  
**Contract/Project No.:** 25-01/325000002 Wisconsin Ave & 70<sup>th</sup> St Improvements  
**Amount:** \$20,

