



Wauwatosa, WI

Financial Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Wednesday, November 6, 2024

6:45 PM

Committee Room #1 and Zoom:
<https://servetosa.zoom.us/j/81144274572>,
Meeting ID: 811 4427 4572

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom 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

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Review and approval of the 2025-2029 Capital Improvement Plan and 2025 Budget [24-1512](#)

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, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 24-1512

Agenda Date: 11/6/2024

Agenda #: 1.

Review and approval of the 2025-2029 Capital Improvement Plan and 2025 Budget

Submitted by:

The Capital Budget Team

Department:

Public Works, Finance and Administration

A. Issue

Reviewing and approving a 5-year capital plan and 2025 capital budget for the City of Wauwatosa

B. Background/Options

The City of Wauwatosa maintains a five-year capital plan with each year balanced between revenues and expenditures. The five-year plan is guided by pavement ratings, water main break rates, sewer capacities, flooding analysis, asset life-cycles, non-local funding opportunities as well as the Financial Resiliency Policy and the 10-year utility rate forecasts. The Common Council will ultimately adopt the five-year plan but only commit expenditure and revenue authority for 2025. The 2025-2029 Capital Plan is attached for the Committee's consideration.

C. Strategic Plan (Area of Focus)

Priority Area Three: Infrastructure

D. Fiscal Impact

Adopting this plan will result in an approximate .5%-1.0% annual increase in the property tax levy depending on interest rates. It also assumes forecasted rate increases in the Water, Storm and Sanitary utilities as have previously been presented, with the exception of Storm rates which would have to increase above what was included in the 2025 Budget. The 2025 levy increase has already been included in the 2025 operating budget as a transfer to the Debt Service Fund

E. Recommendation

We recommend approval of the 2025-2029 Capital Plan and 2025 Capital Budget.





Proposed Capital Improvements Program

2025-2029

Financial Affairs Committee
November 6, 2024

Wauwatosa

Agenda

- Process Overview
- 2025-2029 Highlights
- Five Year Financial Summary
- State of Good Repair
- Annual Paving Program
- Top 15 projects by cost
- New Projects in Out-years

Capital Budgeting Process

- **5-year plan that rolls forward**

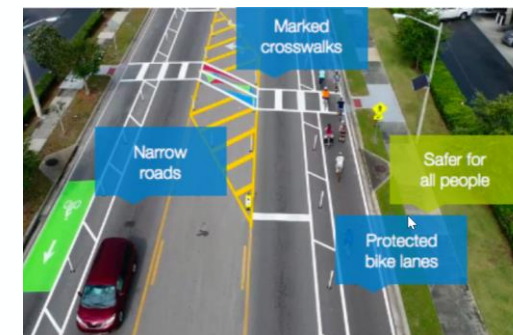
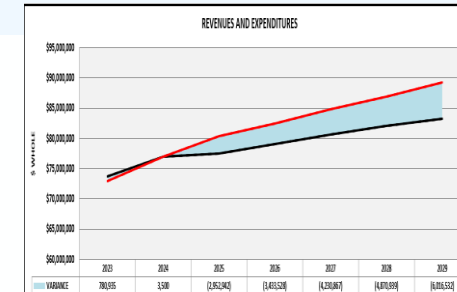
- Most of what you will see in 2025 as part of the 2025-2029 Capital Improvements Program (CIP) was included in 2025 in the 2024-2028 plan that was adopted in December of 2024.
- The Five-year Plan is adopted by the Common Council. Only the first year of the CIP's budget is authorized by the Common Council each year, 2025 in this case.

- **Guided by Financial Resiliency Policy**

- Five-year capital plan that achieves a minimum of 75% of the state of good repair spending over a five year period (**at 76%**).
- Sewer rates are sufficient to fund the state of good repair level of spending while maintaining a 1.1 coverage ratio.
- Increase the property tax levy to finance debt service based on the five-year capital budget. Strive to smooth debt service increases with a target of a 1% annual levy increase.
- Operates within framework of Debt Policy including goal of 40% cash financing by 2031 (**at 37%**).

2025-2029 Highlights

- Five-year forecast impact
 - Sanitary funding are within rate constraints.
 - Storm and Water exceeds rate constraints
 - 37% cash financed
- Continued focus on major arterial roads
 - More \$, more trafficked, but fewer miles
 - 6.2 miles compared to 20 mile goal
- Maximizing grant opportunities
 - Approximately \$75 million in grants
 - Water not covered by paving grants.
- Achieving Council policies increases cost
 - Storm protection due to climate change
 - Bike & Ped - Complete Streets



Impact on Water and Storm Rates

- \$12.7M in water costs for North Avenue
- \$10.6 million in storm costs for Watertown Plank
- Does NOT include lead lateral funding

Change from:
12% to 14% rate
increase

Change from:
0% to 4% rate
increase

Revised Water Rates

Projected Water Rate Increases								
	2022	2023	2024	2025B	2026F	2027F	2028F	2029F
Rate Increase	0%	28%	0%	4%	4%	3%	14%	0%
Quarterly Residential Bill Est.	\$ 109	\$ 140	\$ 140	\$ 146	\$ 151	\$ 156	\$ 178	\$ 178

Revised Storm Rates

Projected Storm Sewer Rate Increases								
	2022	2023	2024	2025B	2026F	2027F	2028F	2029F
Rate Increase	0%	0%	0%	4%	5%	5%	5%	5%
Quarterly Residential Bill Est.	\$ 32.63	\$ 32.63	\$ 32.63	\$ 33.94	\$ 35.63	\$ 37.41	\$ 39.28	\$ 41.25

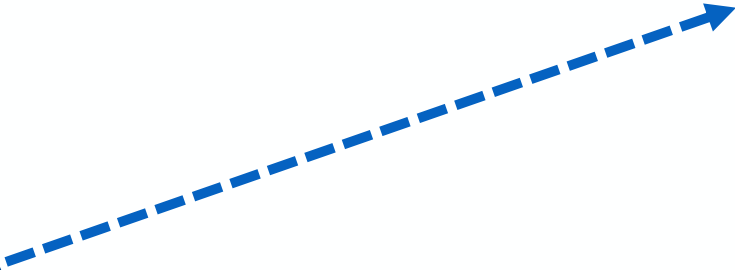
Prior Rate
Forecast

3%	3%	5%	4%
\$ 33.61	\$ 34.62	\$ 36.35	\$ 37.80

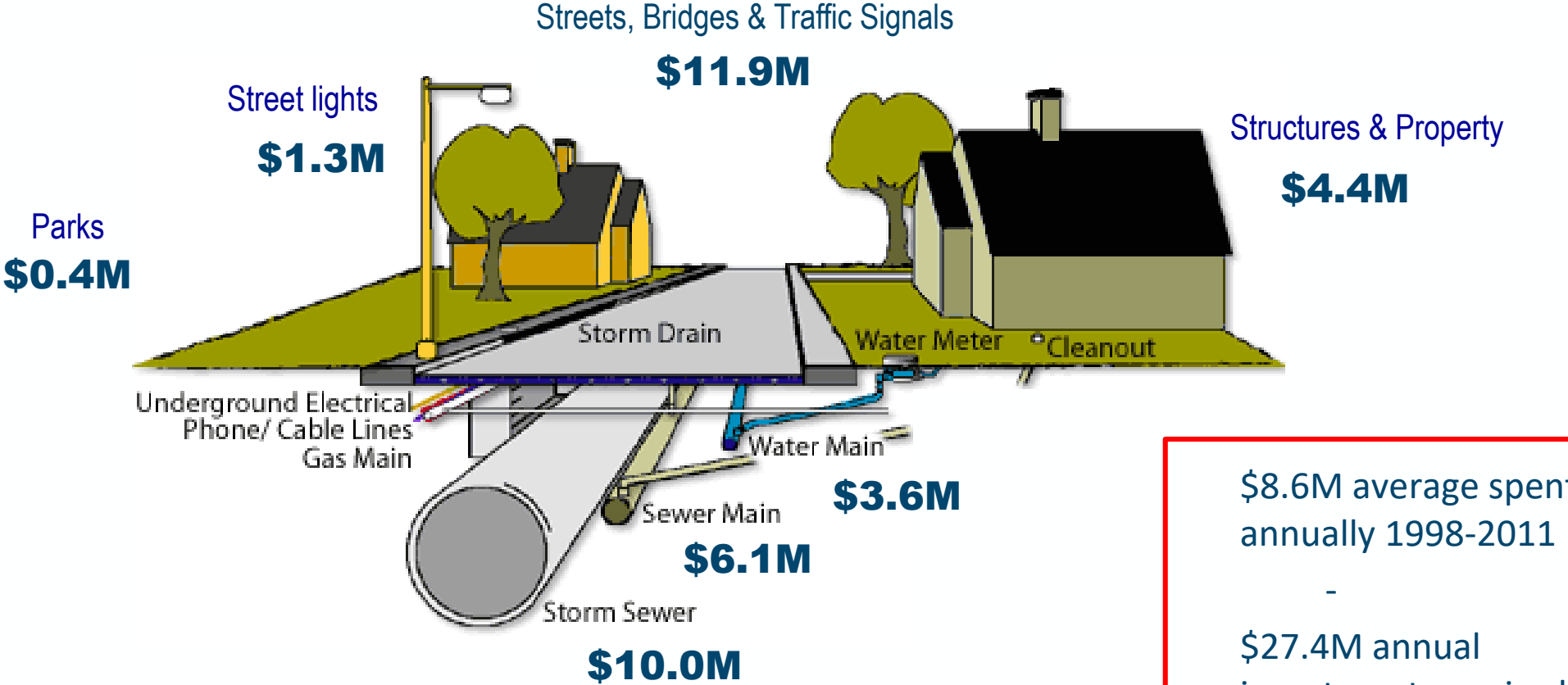
Financial Overview

Project Type	2025	2026	2027	2028	2029	Total By Type of Project
Transportation	\$ 16,639,373	\$ 11,443,426	\$ 15,048,072	\$ 11,491,349	\$ 4,136,696	\$ 58,758,916
Sanitary Sewers	\$ 3,216,165	\$ 4,312,734	\$ 6,741,612	\$ 1,632,210	\$ 393,901	\$ 16,296,622
Storm Sewers	\$ 15,589,104	\$ 2,875,629	\$ 3,481,780	\$ 3,951,220	\$ 775,156	\$ 26,672,889
Water	\$ 8,435,570	\$ 2,603,365	\$ 17,990,090	\$ 2,852,199	\$ 101,923	\$ 31,983,147
Structures & Equip.	\$ 2,819,000	\$ 1,425,000	\$ 3,395,000	\$ 1,203,000	\$ 440,000	\$ 9,282,000
TIF	\$ -	\$ -	\$ 312,000	\$ 2,498,000	\$ 206,000	\$ 3,016,000
Parks	\$ 2,180,000	\$ 1,175,000	\$ 545,000	\$ -	\$ -	\$ 3,900,000
Other	\$ 2,010,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 60,000	\$ 2,220,000
TOTAL	\$ 50,889,212	\$ 23,885,155	\$ 47,563,554	\$ 23,677,978	\$ 6,113,675	\$ 152,129,573

Does not include approx. \$67 million in grant funding for contracts let by DOT and MMSD



State of Good Repair



\$8.6M average spent
 annually 1998-2011
 -
 \$27.4M annual
 investment required
 =
 Infrastructure Deficit

$$\begin{aligned}
 &\text{Quantity of Asset / Useful life of Asset * Cost} \\
 &= \\
 &\text{Annual State of Good Repair Budget}
 \end{aligned}$$

State of Good Repair Analysis

2025-2029 ANALYSIS				
Project Type	SOGR Recommendation	Projected CIP	Variance	% Investment
Transportation	\$ 63,815,494	\$ 58,758,916	\$ (5,056,578)	92%
Sanitary Sewer	\$ 32,527,838	\$ 16,296,622	\$ (16,231,217)	50%
Storm Sewer	\$ 53,184,624	\$ 26,672,889	\$ (26,511,735)	50%
Water	\$ 19,251,181	\$ 31,983,147	\$ 12,731,965	166%
Structures & Equipment	\$ 23,294,412	\$ 9,282,000	\$ (14,012,412)	40%
Parks	\$ 2,351,076	\$ 3,900,000	\$ 1,548,924	166%
Subtotal	\$ 194,424,625	\$ 146,893,573	\$ (47,531,052)	76%

Paving Program - Categories

Type A: Under this category the street is totally rebuilt by removing the existing curb and pavement, replacing the road base with new stone, and installing a new asphalt or concrete roadway.

Type B: This level of work involves completely removing the existing curb and gutter, milling the existing asphalt pavement as required, replacing the curb and gutter, and laying new asphalt on top of the existing road base.

Type C: A level C improvement will merely replace defective sections of curb and gutter (not exceeding 25% of the total existing street segment involved), milling the existing pavement surface as required, and then resurfacing the street segment with new asphalt or recycled pavement.

Type D: A level D pavement improvement project is similar to a type C improvement except that in a type D project, the entire existing asphalt pavement is either replaced or it is pulverized, reshaped, compacted, and a new asphalt surface placed on the existing base material.

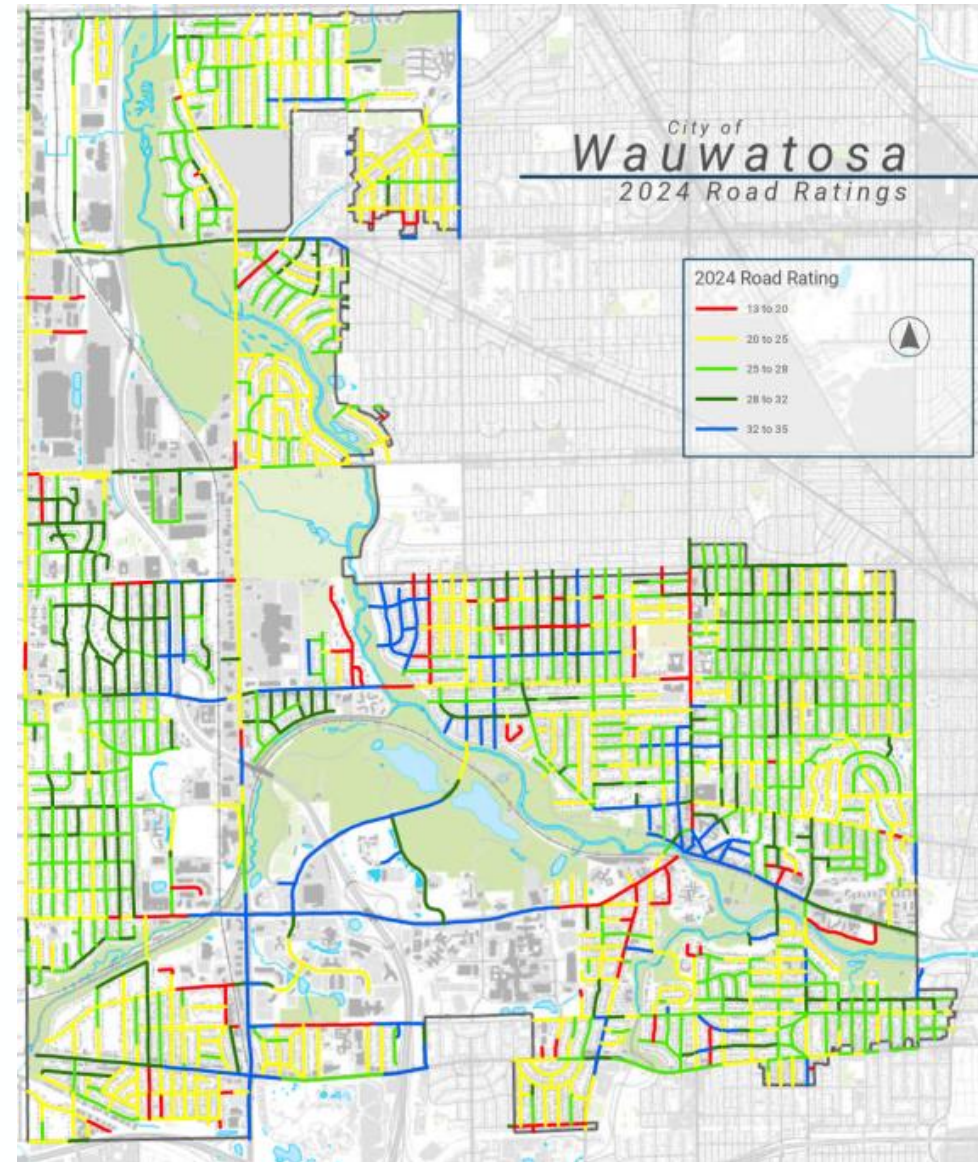
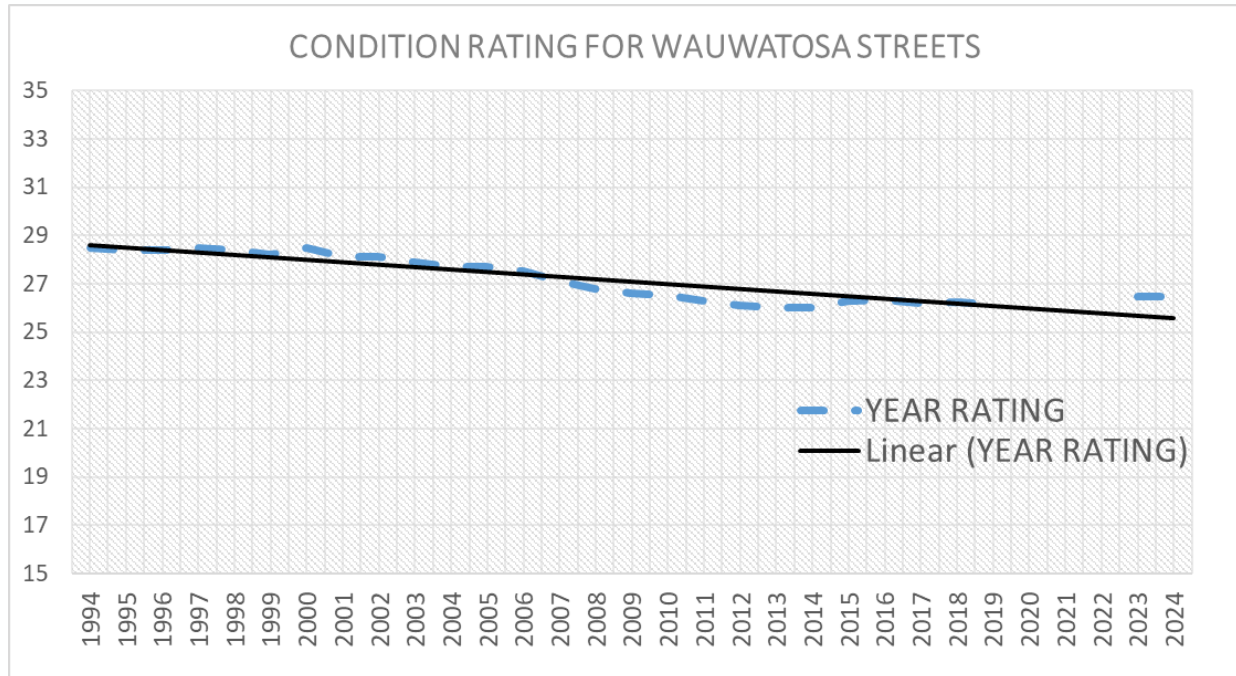
Type E: A level E improvement consists of minimal defective curb and gutter repair, minor asphalt milling of the asphalt surface and overlaying with new asphalt surface.

Paving Program – Total Miles

<i>Year</i>	<i>Miles Proposed (Local Streets)</i>	<i>Target Goal</i>
2025	1.26	4.00 miles
2026	0.56	4.00
2027	2.23	4.00
2028	0.79	4.00
2029	0.00	4.00
Totals	4.84 miles	20.00 miles

The total miles of City street paving above does not include the repaving of 1.34 miles of city streets that are considered State Connecting Highways. State connecting highways on local streets are not included in our 159-mile inventory of “city” streets.

Paving Program – Condition Ratings



Paving Program

2029 PAVEMENT

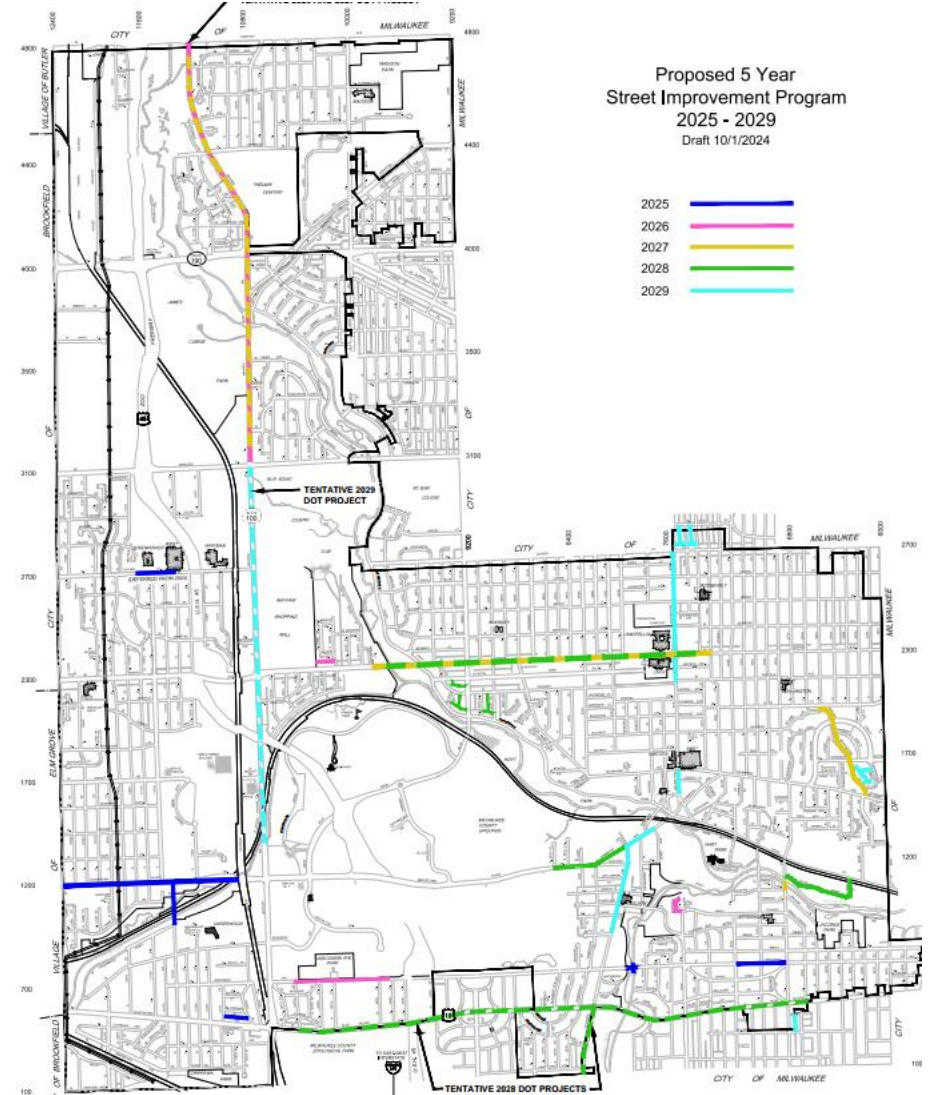
STREET	FROM	TO	LENGTH LIN. FT.	WIDTH FT.	CONSTRUCTION COST
GLENVIEW AVE. %	AVON CT.	HARWOOD AVE.	2,300	40	in STH181 sheet
HARWOOD AVE. %	GLENVIEW PL.	DEWEY AVE.	950	40	in STH181 sheet
WAUWATOSA AVE. %	HARMONEE AVE.	MILWAUKEE AVE.	675	36-40	in STH181 sheet
WAUWATOSA AVE. %	STICKNEY AVE.	CENTER ST.	3,150	51	in STH181 sheet

\$0

DOT STREETS	7,075	A-CONC -	0 FEET
LOCAL FEET STREETS	0	A-ASPH -	4,775 FEET
LOCAL MILES STREETS	0.00	B-ASPH -	0 FEET
additional feet needed for 4 miles	21,120	C-ASPH -	0 FEET
		D-ASPH -	0 FEET
		E-ASPH -	2,300 FEET
		TOTAL:	7,075 FEET
			1.34 MILES

TOTAL STREETS AND ALLEYS: 10,000 FEET
1.9 MILES

ALLEY / LIMITS (NORTH - SOUTH / EAST - WEST)	LENGTH LIN. FT.	WIDTH FT.	CONSTRUCTION COST
WASHINGTON BLVD-WASH. CIRCLE / WASH. CIRCLE - MARTHA WASH.	975	VARIES	\$487,500
ST. PAUL - MT. VERNON / 67TH - 68TH #	440	18	\$220,000
HADLEY - CENTER / 74TH - 75TH, North/South section #	480	18	\$240,000
HADLEY - CENTER / 74TH - 75TH, East/West section	250	20	\$179,000
HADLEY - CENTER / 75TH - 76TH, North/South section #	480	18	\$194,000
HADLEY - CENTER / 75TH - 76TH, East/West section	300	20	\$209,000
	2,925		\$1,529,500



Proposed 5 Year
Street Improvement Program
2025 - 2029
Draft 10/1/2024

- 2025 —
- 2026 —
- 2027 —
- 2028 —
- 2029 —

Top 15 projects by cost (excluding annual paving program)

#	Description	Page Number	Const. Years	Total Cost
1127	North Ave from 73rd to 95th Street	23	2027-2028	\$ 25,432,000
2301	Reconstruct North Avenue Bridges over the Menomonee River	31	2027-2028	\$ 7,364,500
7011	River Parkway Reconstruction	100	2028	\$ 7,061,650
2303	Wisconsin Ave Bridge over Honey Creek Replacement	32	2025	\$ 5,356,000
2025-2029	Sidewalk Improvement Program	29	2025-2029	\$ 4,691,250
5113	West Zone Pumping Station- ARPA Funded	48	2025	\$ 4,600,000
4101	70th Street Storm Sewer	44	2025	\$ 3,090,000
6670-6679	Fire Engine/Ladder Truck Replacement	86	2027-2028	\$ 2,950,000
7012	Feerick Street Extension to Mayfair Collection	101	TBD	\$ 2,784,000
3011	WA4004 Sanitary Sewer Lining and Lateral Grouting	38	2026-2027	\$ 2,775,000
1121	STH 181, Wisconsin Ave to Center St	18	@2029	\$ 2,417,065
8019	Improvements at Hart Park East of 68th	92	2025-2026	\$ 2,320,000
1122	DOT Mayfair Road Resurfacing, Sidewalks, and Oak Leaf Trail Underpass	19	2026-2027	\$ 2,170,000
2309	Tosa Trails - Wisconsin Ave Connector	27	2026	\$ 2,115,000
3100	Sanitary Lining Independent of Paving	41	2025-2029	\$ 1,387,500

North Ave from 73rd to 95th Street

#	Description	Page Number	Const. Years	Total Cost
1127	North Ave from 73rd to 95th Street	23	2027-2028	\$ 25,432,000



Reconstruct North Avenue Bridges over the Menomonee River

#	Description	Page Number	Const. Years	Total Cost
2301	Reconstruct North Avenue Bridges over the Menomonee River	31	2027-2028	\$ 7,364,500



River Parkway Reconstruction

#	Description	Page Number	Const. Years	Total Cost
7011	River Parkway Reconstruction	100	2028	\$ 7,061,650



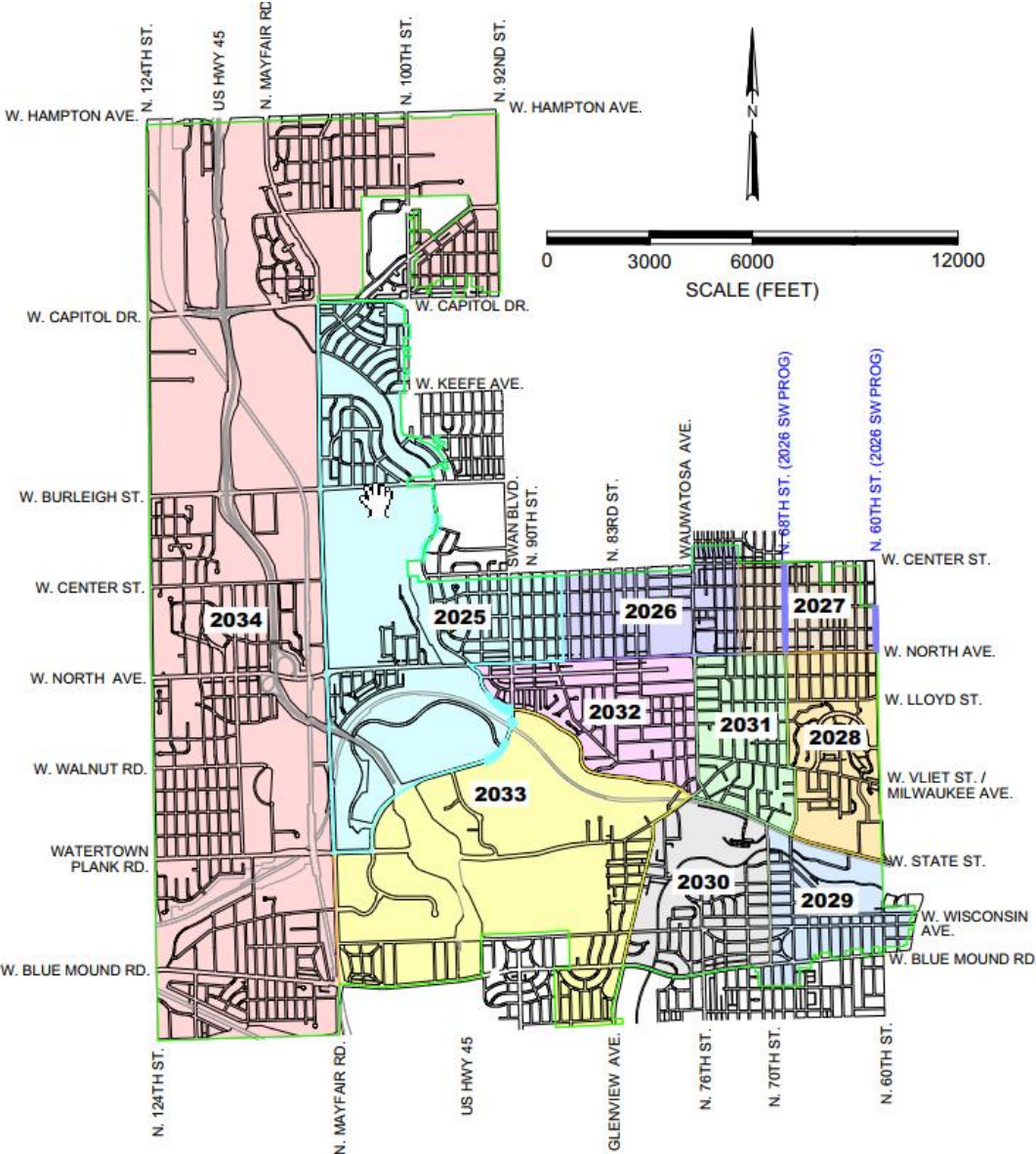
Wisconsin Ave Bridge over Honey Creek Replacement

#	Description	Page Number	Const. Years	Total Cost
2303	Wisconsin Ave Bridge over Honey Creek Replacement	32	2025	\$ 5,356,000



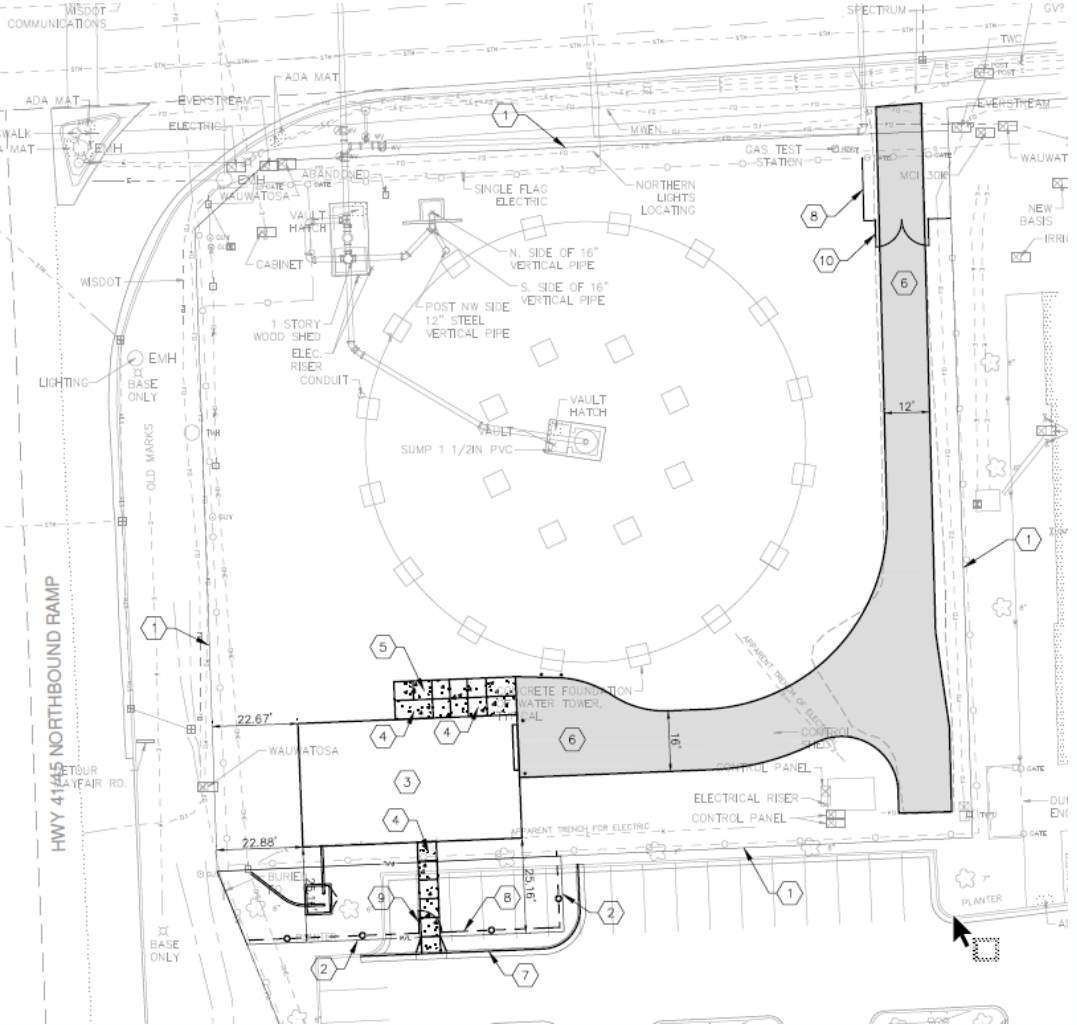
Sidewalk Improvement Program

#	Description	Page Number	Const. Years	Total Cost
2025-2029	Sidewalk Improvement Program	29	2025-2029	\$4,691,250



West Zone Pumping Station- ARPA Funded

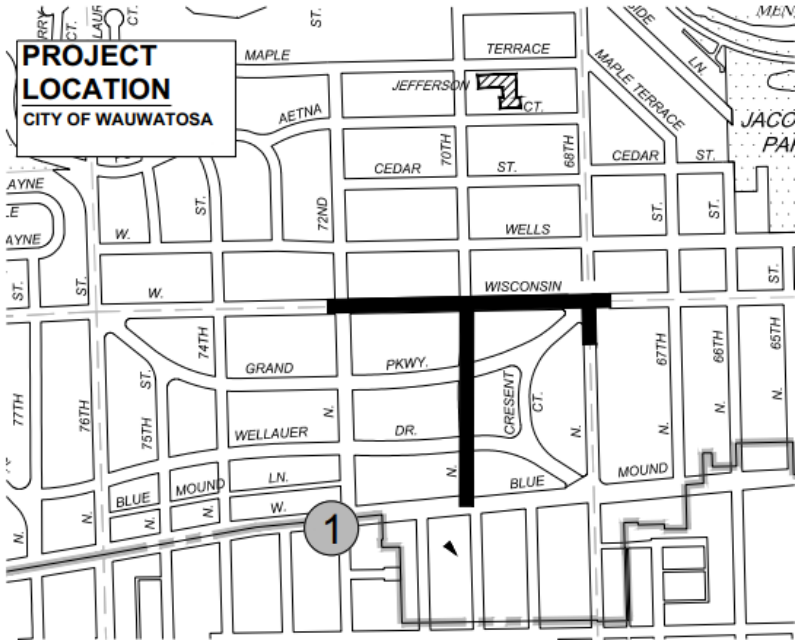
#	Description	Page Number	Const. Years	Total Cost
5113	West Zone Pumping Station- ARPA Funded	48	2025	\$ 4,600,000



70th Street Storm Sewer

#	Description	Page Number	Const. Years	Total Cost
4101	70th Street Storm Sewer	44	2025	\$ 3,090,000

CITY OF WAUWATOSA
2025 STREET & UTILITY IMPROVEMENTS
CONTRACT 25-01
W WISCONSIN AVE & N 70TH ST
PROJECT #1025 & #4101



Fire Engine/Ladder Truck Replacement

#	Description	Page Number	Const. Years	Total Cost
6670-6679	Fire Engine/Ladder Truck Replacement	86	2027-2028	\$ 2,950,000

Tower ladder replacement (2027)



Fire Engine Replacement (2028)



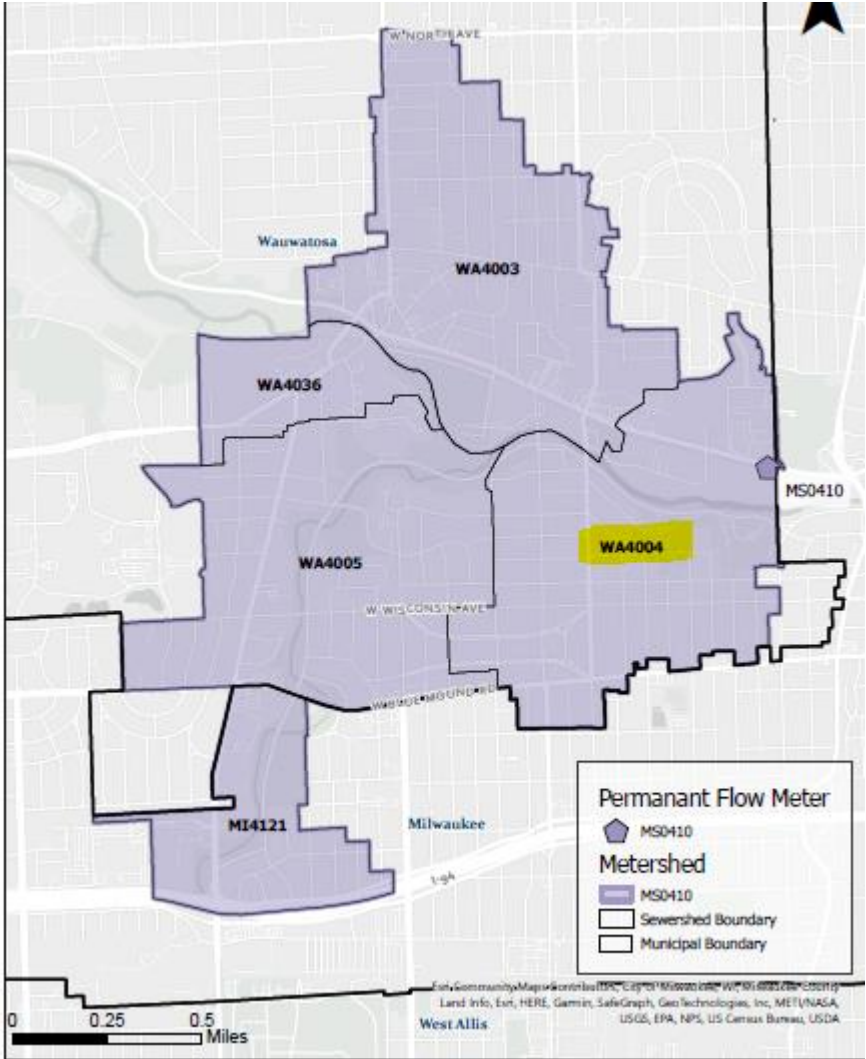
Feerick Street Extension to Mayfair Collection

#	Description	Page Number	Const. Years	Total Cost
7012	Feerick Street Extension to Mayfair Collection	101	TBD	\$ 2,784,000



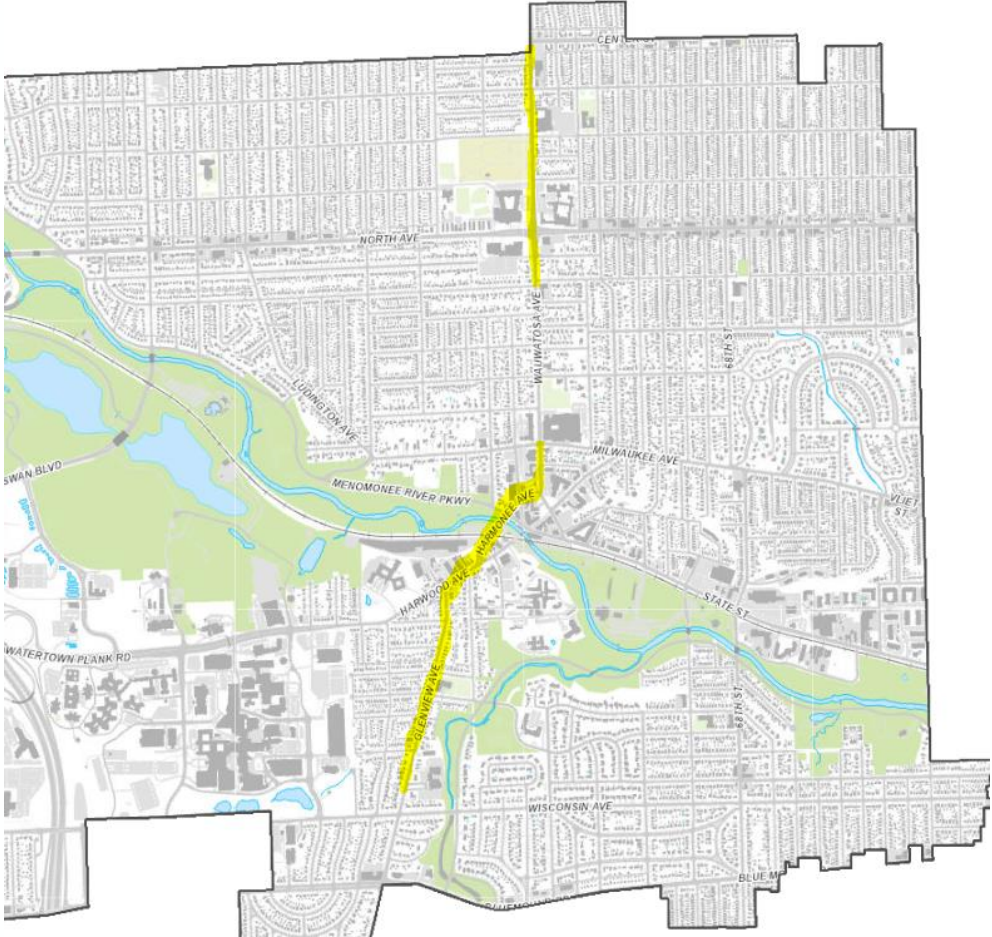
WA4004 Sanitary Sewer Lining and Lateral Grouting

#	Description	Page Number	Const. Years	Total Cost
3011	WA4004 Sanitary Sewer Lining and Lateral Grouting	38	2026-2027	\$ 2,775,000



STH 181, Wisconsin Ave to Center St

#	Description	Page Number	Const. Years	Total Cost
1121	STH 181, Wisconsin Ave to Center St	18	@2029	2,417,065



Improvements at Hart Park East of 68th

#	Description	Page Number	Const. Years	Total Cost
8019	Improvements at Hart Park East of 68th	92	2025-2026	\$ 2,320,000



LAND UTILIZATION REQUEST
Hart Park East Pedestrian Bridge

Goals and Opportunities

- Provide a variety of passive recreation uses for a range of users
- Increase connectivity to surrounding neighborhoods; including pedestrian bridge to Jacobus Park
- Create safer crossings at 68th Street and State Street. Safety improvements to include rapid flashing beacons and bump-outs where appropriate to decrease crossing distance
- Increase accessibility; including access to the river
- Maintain and enhance native habitats through invasive removal and strategic planting of native vegetation

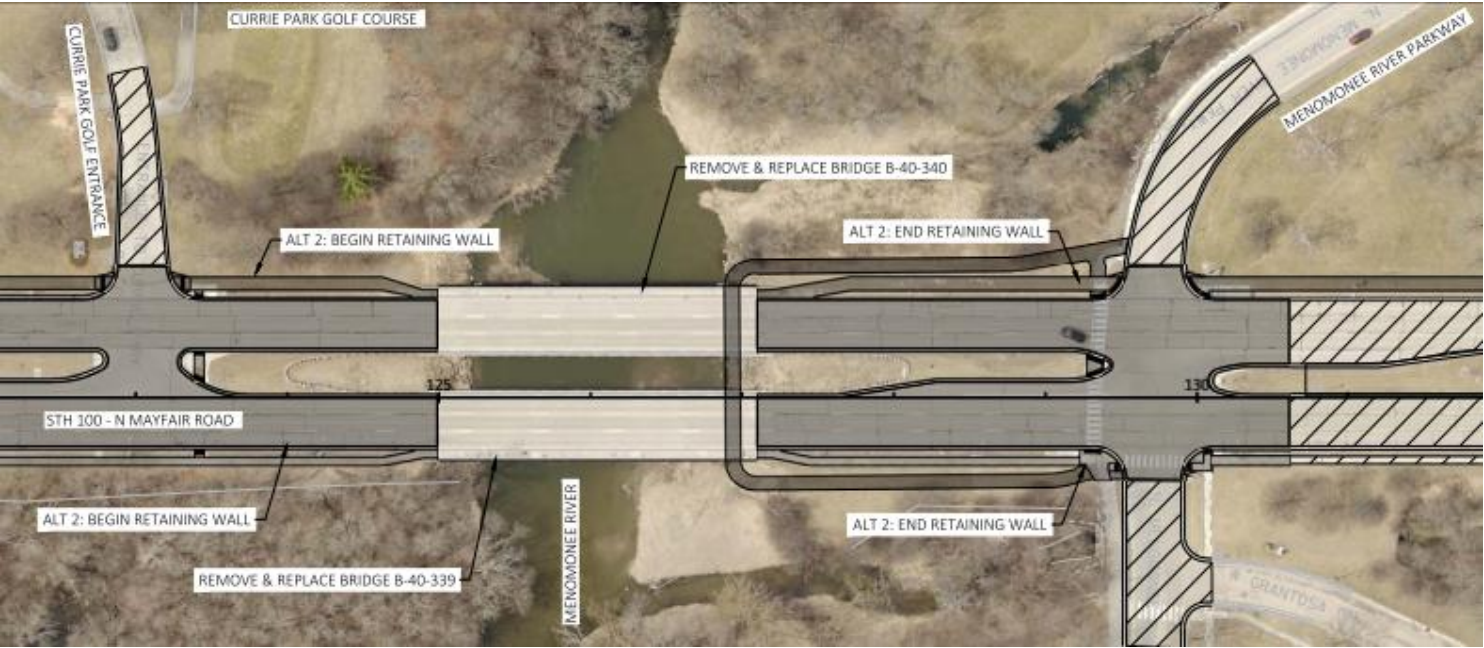
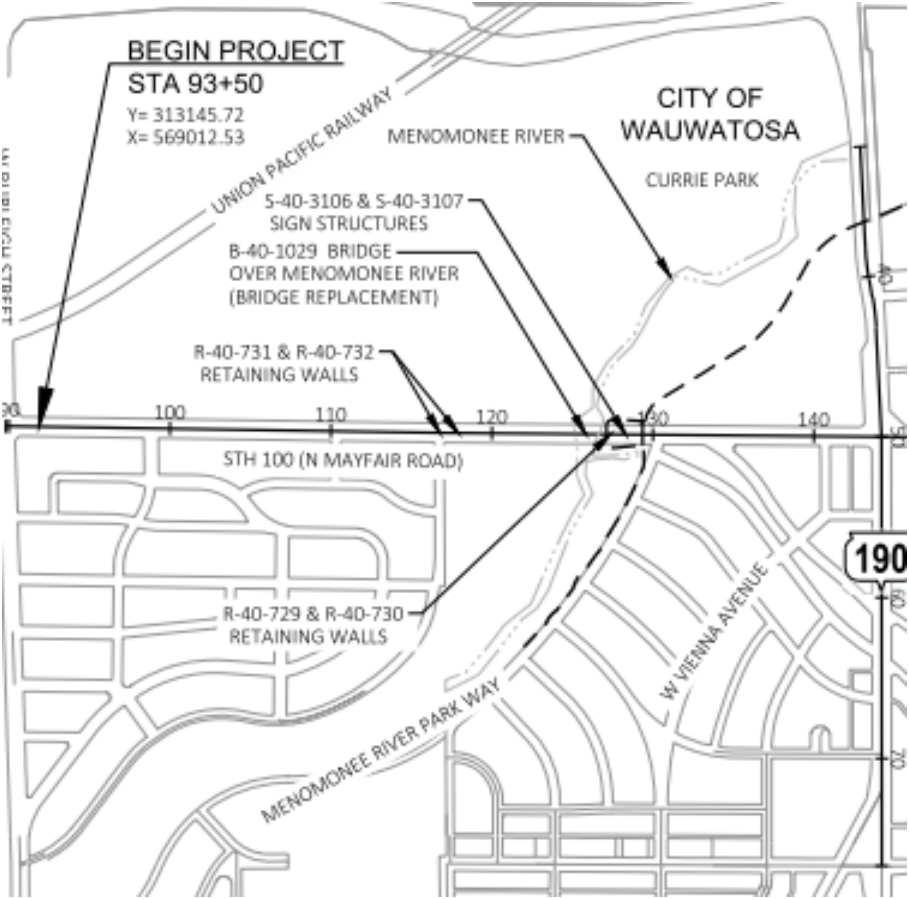
HART PARK - EAST Conceptual Site Plan

- A** Picnic Area
- B** Community Garden
- C** Hammock Garden
- D** Public Art
- E** Prairie Area
- F** Lawn Area
- G** Natural Area
- H** Low Mow Area
- I** Pedestrian Bridge
- J** Multi-use Trail
- K** Nature Trail
- L** Benches - Seating
- M** Signage
- N** 68th Street Crossing
- O** 63rd Street Crossing
- P** Mid-block Crossing

Conceptual Site Plan approved by City of Wauwatosa Board of Parks and Forestry Commissioners in January 2021.

DOT Mayfair Road Resurfacing, Sidewalks, and Oak Leaf Trail Underpass

#	Description	Page Number	Const. Years	Total Cost
1122	DOT Mayfair Road Resurfacing, Sidewalks, and Oak Leaf Trail Underpass	19	2026-2027	\$ 2,170,000



Sanitary Lining Independent of Paving

#	Description	Page Number	Const. Years	Total Cost
3100	Sanitary Lining Independent of Paving	41	2025-2029	\$ 1,387,500



Projects new in 2025 or 2026

Sheet	Project	Constructi on Year	Pg #	TOTAL
<u>6229</u>	John Deere 624 Wheel Loader With Front Plow and Wing	2025	58	\$365,000
<u>6230</u>	DPW upper Roof edge repairs	2025	59	\$160,000
<u>6231</u>	DPW Fleet Garage Floor Resurfacing	2025	60	\$200,000
<u>6032</u>	Residential Drop Off Center Efficiency & Operational Update	2026	61	\$540,000
<u>6233</u>	Truck Scale Replacement	2026	62	\$85,000
<u>6633</u>	Mobile Radios	2026	76	\$150,000
<u>6634</u>	Station 51 Fire Alarm System Upgrade	2025	77	\$30,000
<u>9993</u>	City Wide Camera system update	25-29	105	\$135,000

Unfunded projects

Project	#	Page #
Village Area Entry Point Vehicular Barrier System	1111	15
N. 124th Street - Lisbon to Ruby	1117	16
N. 124th Street Burleigh to Capitol	1118	17
Burleigh Road Reconstruction	1125	22
Alice Street Stair Replacement	2500	28
Knoll Blvd Storm Sewer Improvements	4100	43
Water Main Replacements Independent of Paving	5019	45
Fire Training Ground Classroom Building	6635	78

A photograph of a construction site in a town square, overlaid with a semi-transparent blue filter. In the foreground, a worker in a bright yellow safety vest with 'STARK' on the back is bent over, working on a concrete curb. To the right, a New Holland skid steer loader is parked. The background shows a street with buildings, including a two-story brick building and a white van. Orange traffic barrels and construction equipment are scattered throughout the scene.

Questions?