



# Wauwatosa, WI

## Board of Public Works

### Meeting Agenda

7725 W. North Avenue  
Wauwatosa, WI 53213

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Monday, September 16, 2024

8:30 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 July 29, 2024 Regular Meeting [24-1278](#)

#### NEW BUSINESS

1. Request by Gabriela Prewitt of The Architects Partnership, LTD on behalf of Chase Bank for a parking lot setback variance at 11135 Burleigh Street. [24-1225](#)
2. Consideration of amendment to the 2024 Board of Public Works meeting calendar [24-1283](#)
3. July Pumpage Report 2024 [24-1201](#)
4. Consideration of ratification of project partial payments for work completed pursuant to the terms of the contract [24-1279](#)
5. Project Updates [24-1280](#)

#### 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

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 24-1278

**Agenda Date:** 9/16/2024

**Agenda #:** 1.

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Approval of Minutes from the July 29, 2024 Regular Meeting



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 24-1225

**Agenda Date:** 9/16/2024

**Agenda #:** 1.

---

Request by Gabriela Prewitt of The Architects Partnership, LTD on behalf of Chase Bank for a parking lot setback variance at 11135 Burleigh Street.

**Submitted by:**

Jennifer Stilling

**Department:**

Public Works (Engineering Services)

**A. Issue**

Per City Code 8.44.080, parked vehicles must be setback at least two (2) feet from any front, side or rear lot line of any lot or parcel of land. The applicant has proposed a zero lot line setback on the south and east lot lines of a parcel that is in the process of being created for the Chase Bank at 11135 W. Burleigh Street.

**B. Background/Options**

The lot lines that are shown on the attached Certified Survey Map was recently recommended for approval by the City of Wauwatosa Plan Commission on September 9<sup>th</sup>. Final approval of the Certified Survey Map will be on the Common Council September 24<sup>th</sup> meeting agenda. The property owner for both Lots 1 and 2 shown on the Map will remain the same. The parcel creation is necessary for a Tax Key Identification number to be created for the Chase Bank that is currently under construction. The south and east lot lines will be located within the existing Meijer parking lot. A cross access easement will be granted for access to the proposed Chase Bank parcel.

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

Priority Area One: Economic Development and Financial Resilience

**D. Fiscal Impact**

No impact to the City of Wauwatosa.

**E. Recommendation**

Staff recommends approval of the parking lot setback variance.

# CERTIFIED SURVEY

## MAP NO. \_\_\_\_\_

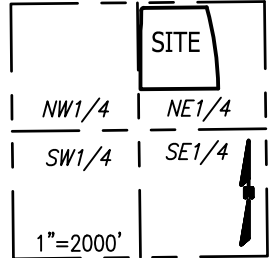
A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

Owner : Meijer Stores Limited Partnership,  
a Michigan limited partnership  
2929 Walker NW  
Grand Rapids, MI 49544

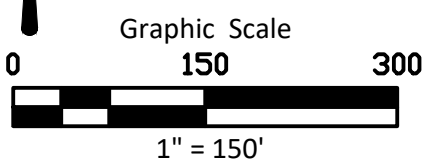
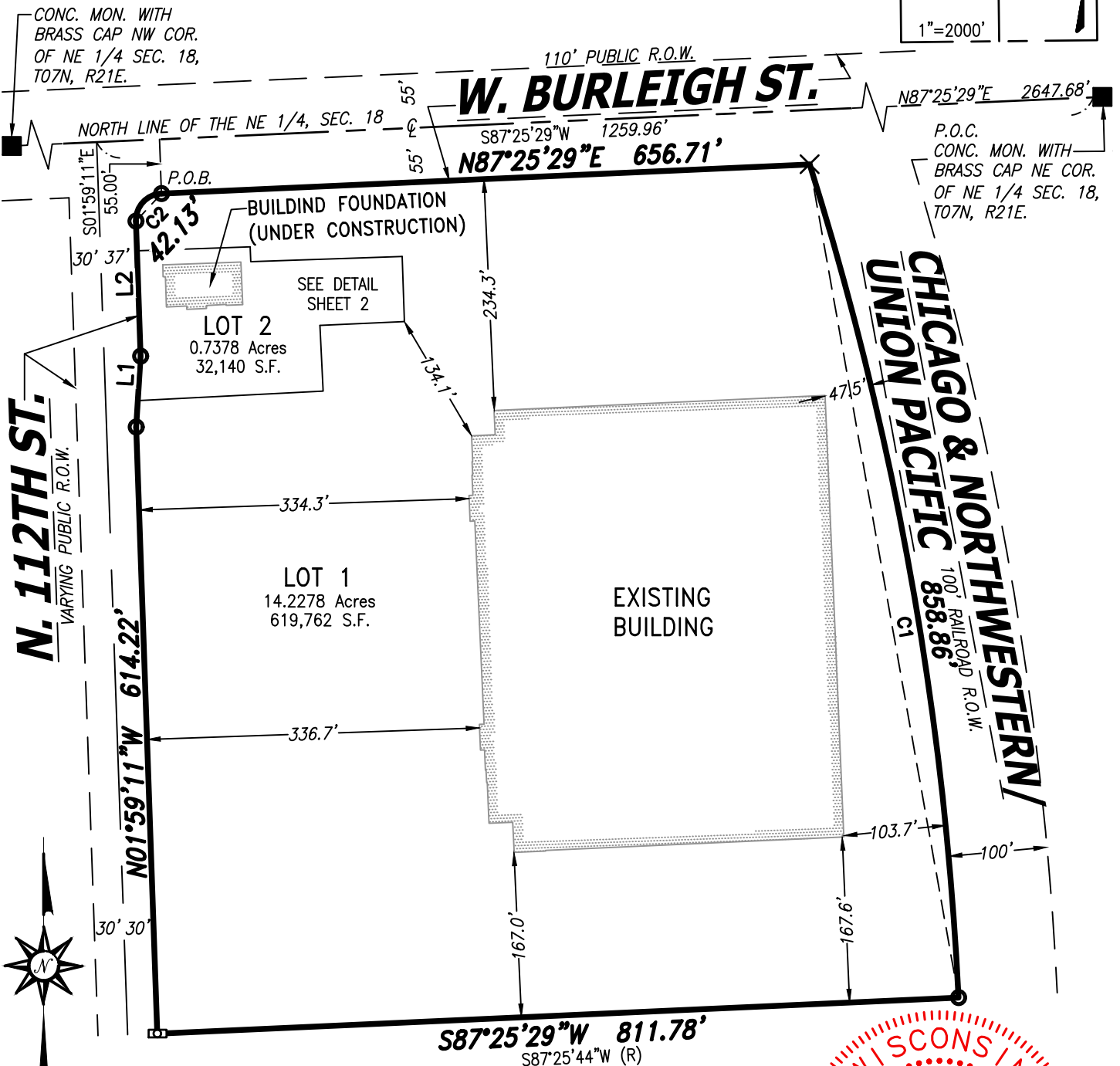
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N03°35'39"E	71.98'
L2	N01°59'11"W	136.60'

### VICINITY MAP

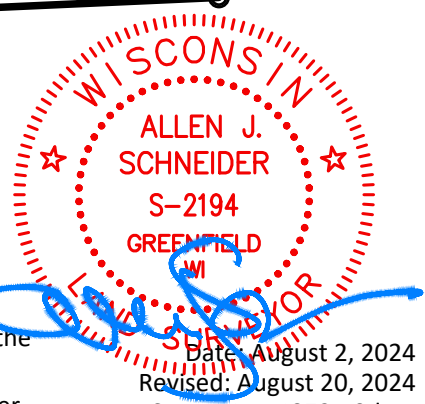
NE 1/4 SEC. 18-7-21



CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.	TANGENT IN	TANGENT OUT
C1	858.86'	3351.23'	014°41'02"	S10°07'49"E	856.51'	N02°47'18"W	N17°28'20"W
C2	42.13'	27.00'	089°25'12"	N42°43'09"E	37.99'	S87°25'45"W	S01°59'27"E



- LEGEND:
- - Denotes Set 1"X18" Iron Pipe, 1.13 LBS. per lineal foot
  - - Denotes Found Iron Pipe
  - ⊗ - Denotes Found Chiseled Cross
  - ⊠ - Denotes Found Notch
  - (R) - Denotes "Recorded As"



# CHAPUT LAND SURVEYS

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone (NAD83/2011) in which the North line of the NE 1/4, Sec. 18 bears N87°25'29"E.

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Date: August 2, 2024  
Revised: August 20, 2024  
Survey No. 4372.10-lpm  
Sheet 1 of 7 Sheets

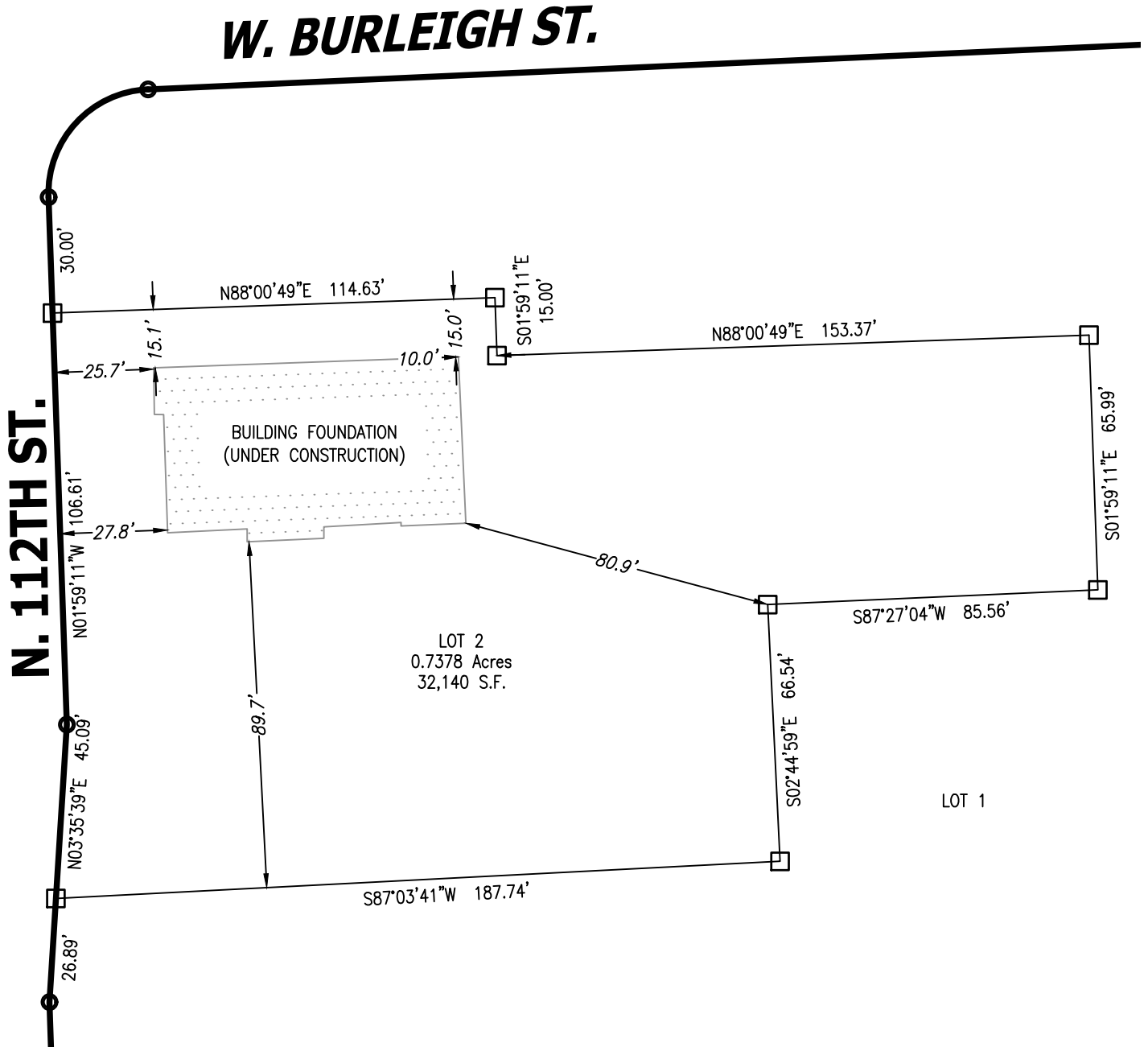
234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

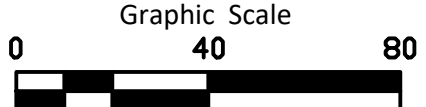
A revision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

## LOT 2 DETAIL



**LEGEND:**

- - Denotes Set 1"X18" Iron Pipe, 1.13 LBS. per lineal foot
- - Denotes Found Iron Pipe



1" = 40'  
 Date: August 2, 2024  
 Revised: August 20, 2024  
 Survey No. 4372.10-lpm  
 Sheet 2 of 7 Sheets

**CHAPUT**  
**LAND SURVEYS**

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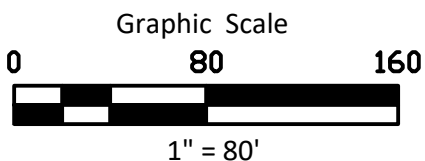
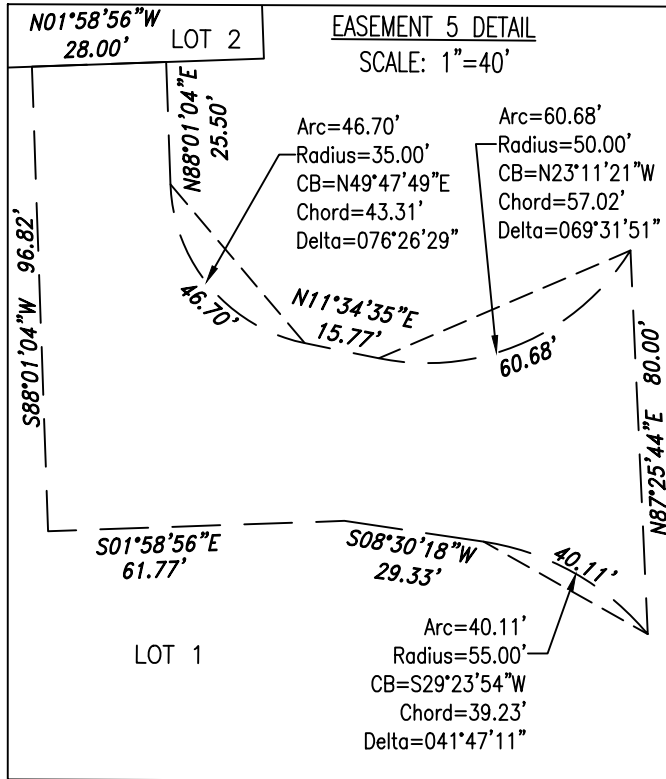
This instrument was drafted by Allen J. Schneider  
 Professional Land Surveyor S-2194

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

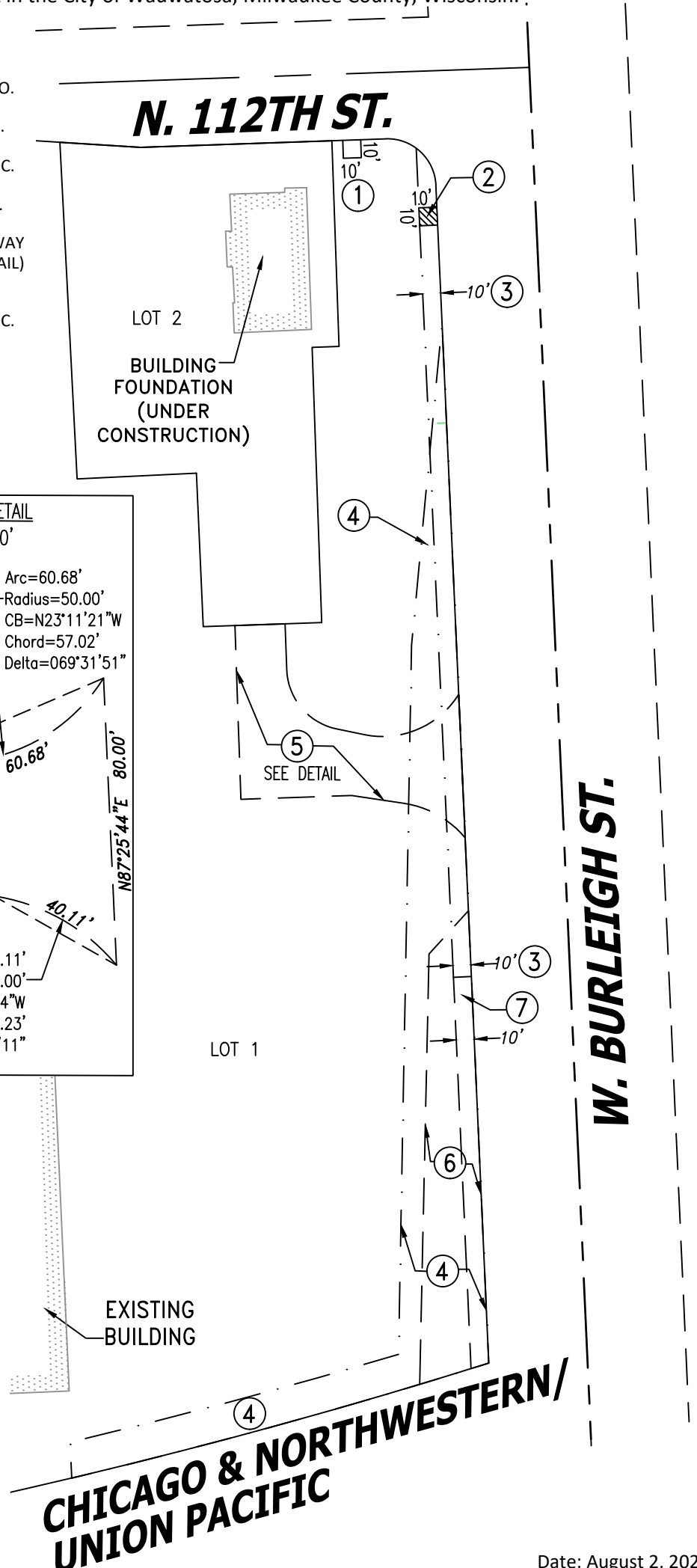
## EASEMENTS FOR REFERENCE ONLY

1. 10'X10' UTILITY EASEMENT PER C.S.M. NO. 8583
2. 10'X10' UTILITY EASEMENT PER DOC. NO. 6338751 (HATCH)
3. 10' SANITARY SEWER EASEMENT PER DOC. NO. 3418351
4. STORM SEWER EASEMENT PER DOC. NO. 3835917
5. NON-EXCLUSIVE EASEMENT FOR DRIVEWAY ACCESS BY OTHER DOCUMENT (SEE DETAIL)
6. WATER MAIN AND SANITARY SEWER EASEMENT PER DOC. NO. 4764132
7. 10' SANITARY SEWER EASEMENT PER DOC. NO. 3418353 AND C.S.M. NO. 8583



**CHAPUT**  
LAND SURVEYS

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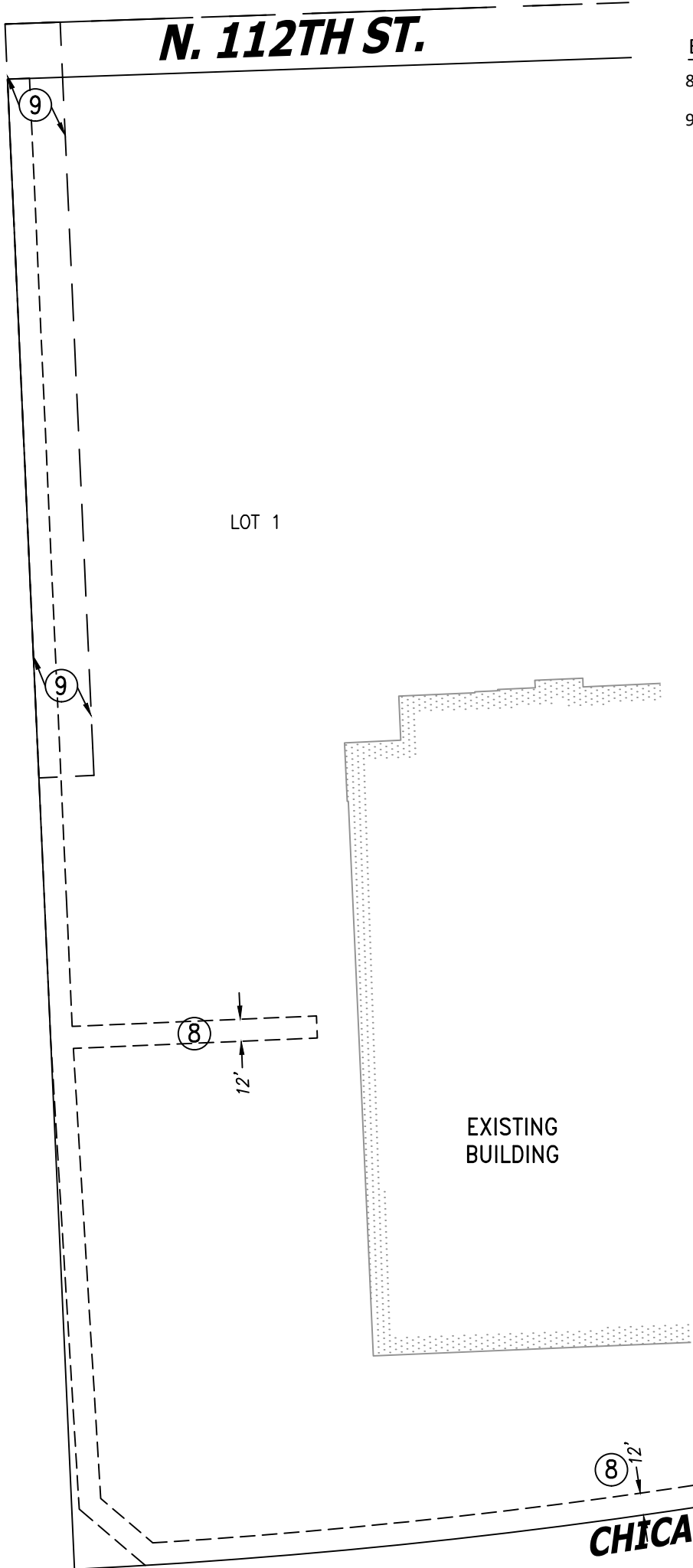


This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Date: August 2, 2024  
Revised: August 20, 2024  
Survey No. 4372.10-lpm  
Sheet 3 of 7 Sheets

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.



### EASEMENTS FOR REFERENCE ONLY

- 8. ELECTRIC UTILITY EASEMENT PER DOC. NO. 10323595
- 9. 30' EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS, AND RIGHT-OF-WAY AND UTILITY MAINTENANCE PER DOC. NO. 3959290



Graphic Scale



1" = 80'



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**LAND SURVEYS**

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Milwaukee, WI 53204 www.chaputlandsurveys.com

**CHICAGO & UNION PACIFIC**  
**NORTHWESTERN/**

Date: August 2, 2024  
Revised: August 20, 2024  
Survey No. 4372.10-lpm  
Sheet 4 of 7 Sheets

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}

:SS

COUNTY OF MILWAUKEE}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 18; thence South 87°25'29"W along the North line of said 1/4 Section 1259.96 feet; thence South 01°59'11" East 55.00 feet to a point on the South line of West Burleigh Street and the point of beginning of lands herein to be described; thence North 87°25'29" East 656.71 feet to the West line of the Chicago Northwestern/Union Pacific Railroad being a point of curvature; thence Southeasterly 858.86 feet along said West line and arc of a curve, whose center lies to the Southwest, whose radius is 3351.23 feet, and whose chord bears South 10°07'49" East 856.51 feet to a point; thence South 87°25'29" West 811.78 feet to a point on the East line of North 112th Street; thence North 01°59'11" West along said East line 614.22 feet to a point; thence North 03°35'39" East along said East line 71.98 feet to a point; thence North 01°59'11" West along said East line 136.60 feet to a point of curvature; thence Northeasterly 42.13 feet along said East line and arc of a curve, whose center lies to the Southeast, whose radius is 27.00 feet, and whose chord bears North 42°43'09" East 37.99 feet to the point of beginning.

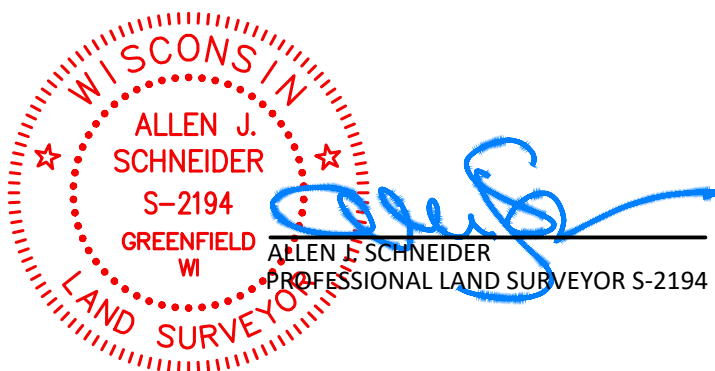
Said lands as described contains 651,902 square feet or 14.9656 acres.

THAT I have made the survey, land division and map by the direction of MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the City of Wauwatosa Code in surveying, dividing and mapping the same.

August 2, 2024  
DATE





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

## CORPORATE OWNER'S CERTIFICATE

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, duly organized and existing under and by virtue of the laws of the State of Michigan, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of the City of Wauwatosa and Chapter 236 of the Wisconsin Statutes.

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Wauwatosa.

IN WITNESS WHEREOF, MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, has caused these presents to be signed by the hand of \_\_\_\_\_, its \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

MEIJER STORES LIMITED PARTNERSHIP,  
a Michigan limited partnership  
By: MEIJER GROUP, INC., its General Partner

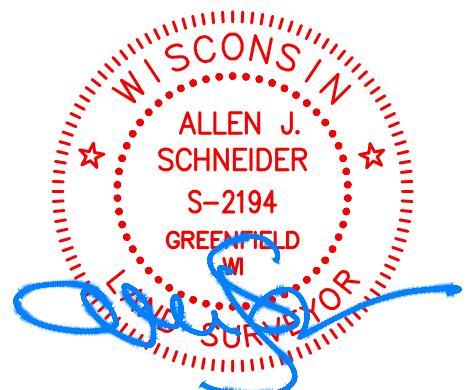
By: \_\_\_\_\_  
Printed: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
  }:SS  
\_\_\_\_\_ COUNTY }

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_, to me known as the person(s) who executed the foregoing instrument and to me known to be the \_\_\_\_\_ of MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership and acknowledged that they executed the foregoing instrument.

Notary Signature: \_\_\_\_\_  
Print Notary Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(Notary Seal)



**CHAPUT**  
**LAND SURVEYS**

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Milwaukee, WI 53204    www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Date: August 2, 2024  
Revised: August 20, 2024  
Survey No. 4372.10-lpm  
Sheet 6 of 7 Sheets

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

## PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Wauwatosa on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dennis McBride, Mayor & Chairperson

\_\_\_\_\_  
Tamara Szudy, Secretary

## COMMON COUNCIL APPROVAL

Approved and accepted by the Common Council of the City of Wauwatosa in accordance with the resolution adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Steven A. Braatz Jr, City Clerk



**CHAPUT**  
**LAND SURVEYS**

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Date: August 2, 2024  
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Survey No. 4372.10-lpm  
Sheet 7 of 7 Sheets

# ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY

## CLIENT

The Architects Partnership, Ltd.

## SITE ADDRESS

11223 W Burleigh St., City of Wauwatosa, Milwaukee County, Wisconsin.

## LEGAL DESCRIPTION

PARCEL 1  
A tract or parcel of land being more particularly described in that certain ALTA/NSPS Land Title Survey prepared by Donald C. Chapat for Chapat Land Surveys, dated February 16, 2023 and last revised August 21, 2024, Job No. 4372-LPM as follows:

Part of Lot 1 of Certified Survey Map No. 8583 recorded in the Office of the Register of deeds for Milwaukee County, Wisconsin on December 24, 2013, as Document No. 10323595, said Certified Survey Map being part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 07 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin bounded and described as follows:

COMMENCING at the Southwest corner of Lot 1 of said Certified Survey Map; thence North 01°58'56" West along the East line of North 112th Street 614.22 feet to a point; thence North 03°35'54" East along said East line 26.89 feet to the point of beginning of lands hereinafter described; thence continuing North 03°35'54" East along said East line 45.09 feet to a point; thence North 01°58'56" West along said East line 106.61 feet to a point; thence North 88°01'04" East 114.63 feet to a point; thence South 01°58'56" East 15.00 feet to a point; thence North 88°01'04" East 153.37 feet to a point; thence South 01°58'56" East 65.99 feet to a point; thence South 87°27'19" West 85.56 feet to a point; thence South 02°44'44" East 66.54 feet to a point; thence South 87°03'57" West 187.74 feet West to the point of beginning.

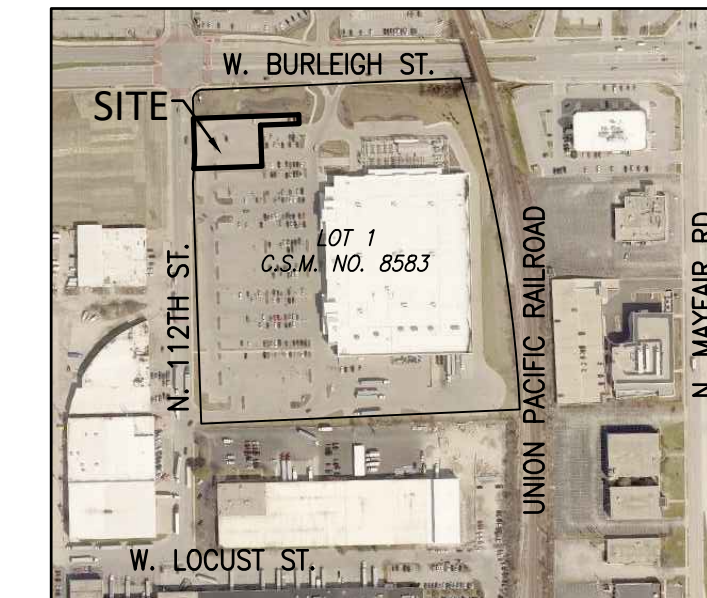
PARCEL 2  
Non-exclusive easement for access over and across the driveway access area as set forth in the ground lease agreement by and between Meijer Stores Limited Partnership, a Michigan Limited Partnership and JPMorgan Chase Bank, NA, a National Banking Association as disclosed by memorandum of lease dated \_\_\_ and Recorded \_\_\_ as Document No. \_\_\_.

## TITLE COMMITMENT

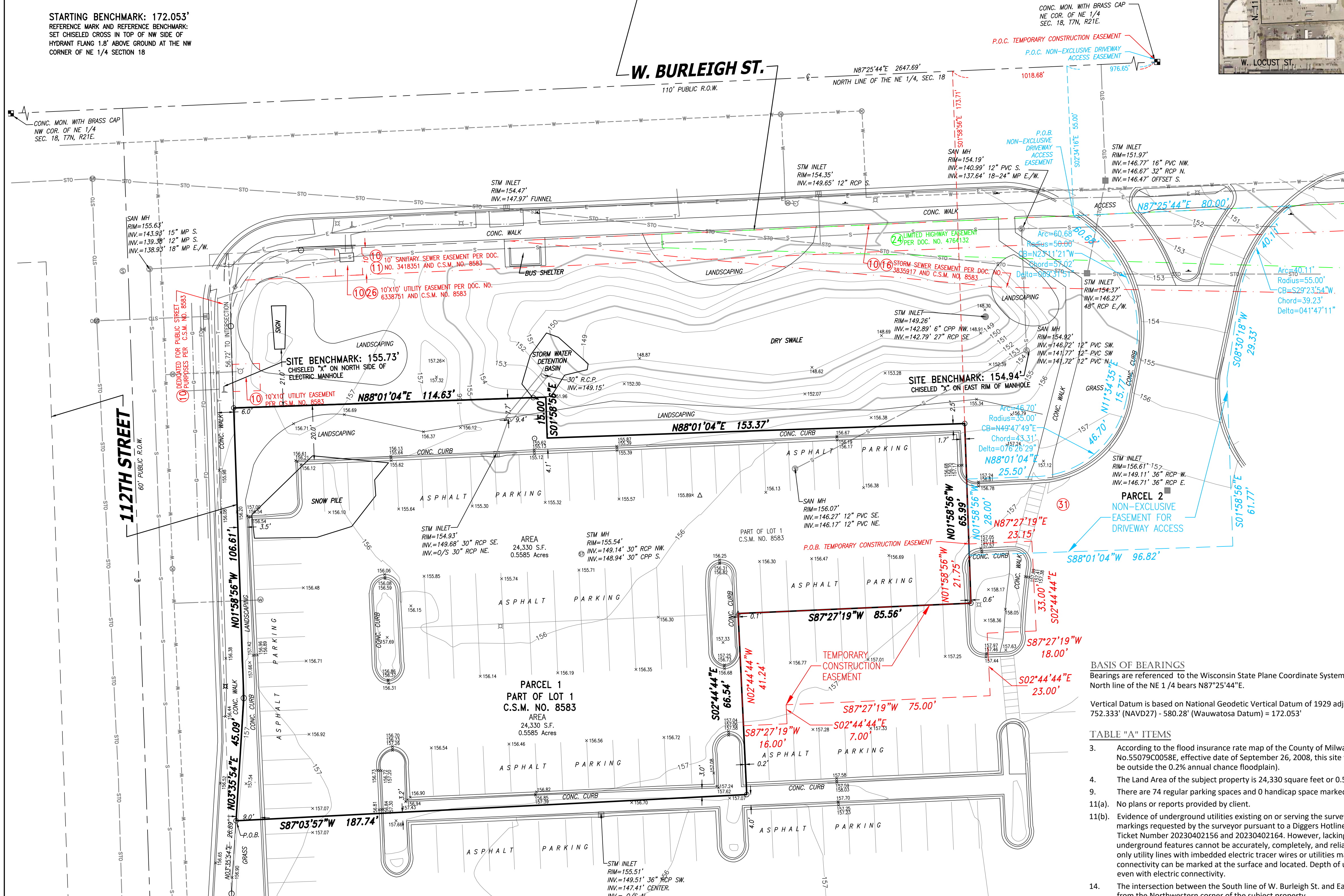
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1162906-CH2 (Revision 01), effective date of August 10, 2023 which lists the following easements and/or restrictions from schedule B-I:

- 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 29 & 30 not surveyed related.
- 9, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27 & 28 does not affect Parcel 1 or Parcel 2 by location.
- Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 8583 recorded December 24, 2013 as Document No. 10323595 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **Affects property by location, shown.**
- Terms, conditions, provisions and restrictions as contained in an Easement in favor of the City of Wauwatosa recorded August 9, 1955 in Deed 3469, Page 217 as Document No. 3418351. **Affects property by location, shown.**
- Terms, conditions, provisions and restrictions as contained in an Easement for Storm Sewer by and between Stroh Die Casting Co., Inc, a Wisconsin corporation and Seltzer-Ornst Company, a Wisconsin corporation recorded September 20, 1960 in Deed 4075, Page 162 as Document No. 3835917. **Affects property by location, shown.**
- Terms, conditions, provisions and restrictions as contained in an Easement in favor of the City of Wauwatosa recorded May 31, 1973 in Reel 723, Image 612 as Document No. 4764132. **Affects property by location, shown.**
- Terms, provisions and easements as set forth in the Ground Lease Agreement by and between Meijer Stores Limited Partnership, a Michigan limited partnership and JPMorgan Chase Bank, NA, a national banking association as disclosed by Memorandum of Lease dated \_\_\_ and recorded \_\_\_ as Document No. \_\_\_ **Affects property by location, shown (APPROX).**

## VICINITY MAP



STARTING BENCHMARK: 172.053'  
REFERENCE MARK AND REFERENCE BENCHMARK:  
SET CHISELED CROSS IN TOP OF NW SIDE OF  
HYDRANT FLAG 1.8' ABOVE GROUND AT THE NW  
CORNER OF NE 1/4 SECTION 18



## BASIS OF BEARINGS

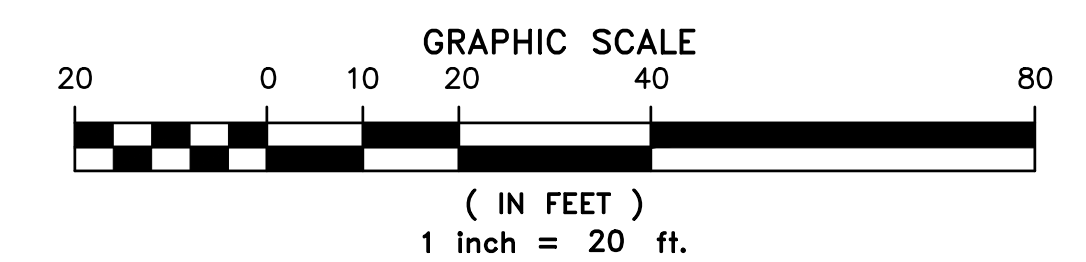
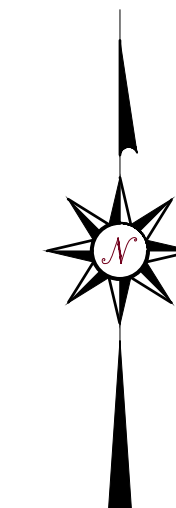
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD27, in which the North line of the NE 1/4 bears N87°25'44"E.

Vertical Datum is based on National Geodetic Vertical Datum of 1929 adjusted to City of Wauwatosa Datum: 752.333' (NAVD27) - 580.28' (Wauwatosa Datum) = 172.053'

## TABLE "A" ITEMS

- According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0058E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- The Land Area of the subject property is 24,330 square feet or 0.5585 acres.
- There are 74 regular parking spaces and 0 handicap space marked on this site.
- No plans or reports provided by client.
- Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20230402156 and 20230402164. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- The intersection between the South line of W. Burleigh St. and East line of N. 112th St. lies 71.72' from the Northwestern corner of the subject property.
- There is no visible evidence of earth moving, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 24.02.030 B.  
Site is zoned: M1 (Light Industrial)  
Front setback: 10 feet  
Side setback: 10 feet  
Rear setback: 25 feet  
Maximum building height: No max.



LEGEND	
● INDICATES FOUND 1" IRON PIPE	☒ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☒ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	☒ CONTROL BOX
⊕ SANITARY MANHOLE	☒ FIBER OPTIC PEDESTAL/SIGN
⊕ SANITARY CLEANOUT OR VENT	☒ TRAFFIC LIGHT
⊕ SEPTIC TANK ACCESS COVER	☒ COMMUNICATION MANHOLE
⊕ M.I.S. MANHOLE	☒ BOLLARD
⊕ UNKNOWN MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊕ STORM MANHOLE	⊕ WATER SURFACE
⊕ INLET (ROUND)	⊕ WETLANDS FLAG
⊕ INLET (SQUARE)	⊕ GUY POLE
⊕ CURB INLET	⊕ FLAGPOLE
⊕ STORM SEWER END SECTION	⊕ PARKING METER
⊕ GAS VALVE	⊕ SIGN
⊕ GAS METER	☒ MAILBOX
⊕ WATER VALVE	☒ RAILROAD CROSSING SIGNAL
☒ HYDRANT	☒ HANDICAP SPACE
☒ WATER SERVICE CURB STOP	☒ CONIFEROUS TREE
⊕ WELL HEAD	☒ DECIDUOUS TREE
⊕ STAND PIPE	☒ SANITARY SEWER
⊕ WALL INDICATOR VALVE	☒ STORM SEWER
⊕ POST INDICATOR VALVE	☒ WATERLINE
⊕ LIGHT POLE	☒ MARKED GAS MAIN
⊕ SPOT YARD LIGHT	☒ MARKED ELECTRIC
⊕ UTILITY POLE	☒ OVERHEAD WIRES
⊕ GUY POLE	☒ WETLANDS FLAG
⊕ CURB INLET	☒ MARKED TELEPHONE
⊕ ELECTRIC MANHOLE	☒ MARKED CABLE TV LINE
⊕ ELECTRIC MANHOLE	☒ MARKED FIBER OPTIC
⊕ ELECTRIC METER	☒ BURIED ELECTRIC SERVICE
⊕ TELEPHONE MANHOLE	☒ BOARD FENCE
	☒ CHAIN LINK FENCE
	☒ WIRE FENCE

Date of Map: February 16, 2023

TO: JPMorgan Chase Bank, N.A., its successors and assigns as their respective interests may appear  
The Architects Partnership, Ltd.  
Meijer Stores Limited Partnership, a Michigan limited partnership  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 12, 13, 14, 16, 17, 18, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on February 13, 2023.

Allen J. Schneider  
Professional Land Surveyor  
Registration Number S-2194

**CHAPUT LAND SURVEYS**  
234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chapatlandsurveys.com

Date	Revision description	LPM
6/30/2023	Revisions to Certification	LPM
8/22/2023	Revisions to Certification	LPM
5/31/2024	Add proposed easements	AJS
6/5/2024	Revisions to proposed easements	CJD
8/21/2024	Lot line revision	LPM

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client directed third parties.  
Drawing No. 4372-lpm

Part of Lot 1 of Certified Survey Map No. 8583 recorded in the Office of the Register of deeds for Milwaukee County, Wisconsin on December 24, 2013, as Document No. 10323595, said Certified Survey Map being part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 07 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin bounded and described as follows:

COMMENCING at the Southwest corner of Lot 1 of said Certified Survey Map; thence North 01°58'56" West along the East line of North 112th Street 614.22 feet to a point; thence North 03°35'54" East along said East line 26.89 feet to the point of beginning of lands hereinafter described; thence continuing North 03°35'54" East along said East line 45.09 feet to a point; thence North 01°58'56" West along said East line 106.61 feet to a point; thence North 88°01'04" East 114.63 feet to a point; thence South 01°58'56" East 15.00 feet to a point; thence North 88°01'04" East 153.37 feet to a point; thence South 01°58'56" East 65.99 feet to a point; thence South 87°27'19" West 85.56 feet to a point; thence South 02°44'44" East 66.54 feet to a point; thence South 87°03'57" West 187.74 feet West to the point of beginning.

# EASEMENT EXHIBIT

## CLIENT

The Architects Partnership, Ltd.

## SITE ADDRESS

11123 W. Burleigh St. City of Wauwatosa, Milwaukee County, Wisconsin

## BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the NE 1/4 bears N87°25'44"E.

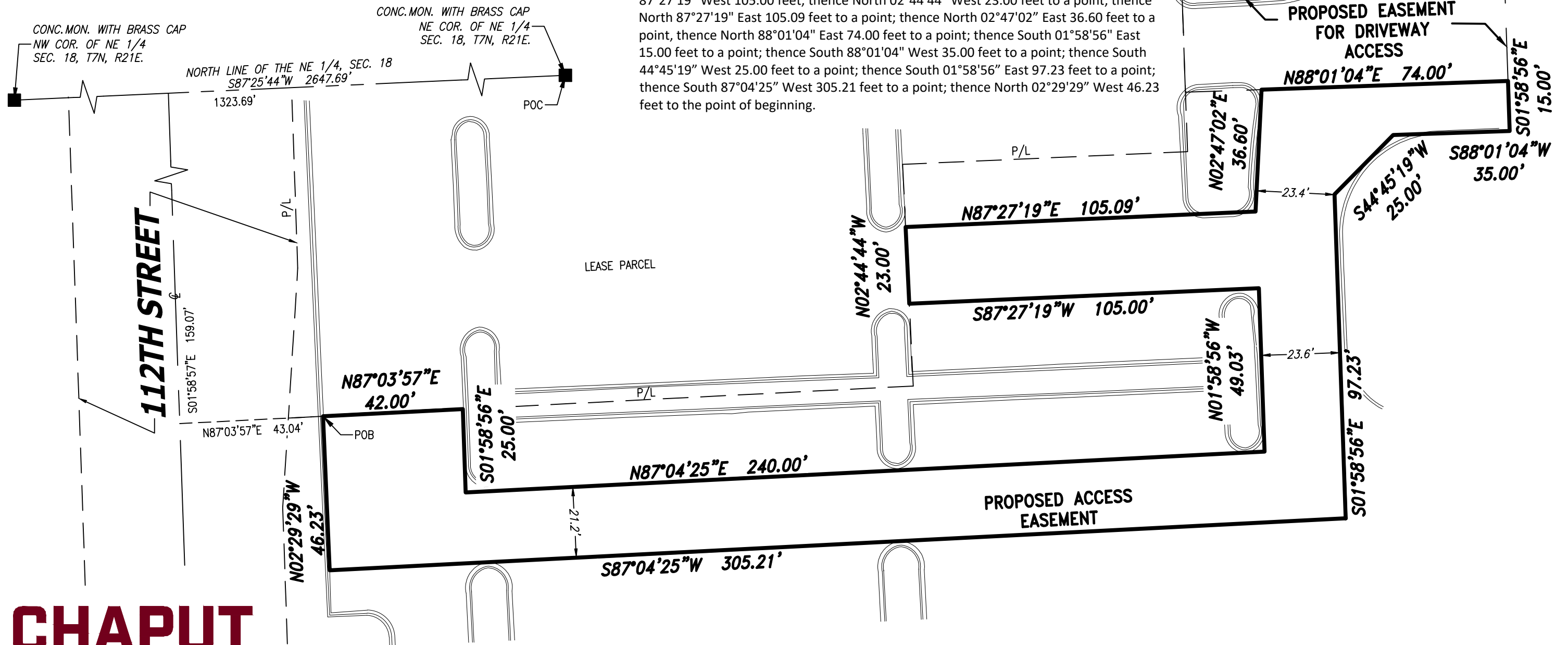
## AREA

The Land Area of the subject property is 13415 square feet or 0.3080 acres.

## LEGAL DESCRIPTION

Being a part of Lot 1 of CSM. No. 8583 in the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East, in the City of Wauwatosa bounded and described as follows:

Commencing at the Northeast corner of said Northeast Quarter Section, thence South 87°25'44" West along the North line of said Northeast Quarter Section, 1323.69 feet to the centerline of 112th Street; thence South 01°58'57" East along said centerline 159.07 feet to a point; thence North 87°03'57" East 43.04 feet to the point of beginning of lands herein to be described; thence continuing North 87°03'57" East 42.00 feet to a point; thence South 01°58'56" East 25.00 feet to a point; thence North 87°04'25" East 240.00 feet to a point; thence North 01°58'56" West 49.03 feet to a point; thence South 87°27'19" West 105.00 feet; thence North 02°44'44" West 23.00 feet to a point; thence North 87°27'19" East 105.09 feet to a point; thence North 02°47'02" East 36.60 feet to a point, thence North 88°01'04" East 74.00 feet to a point; thence South 01°58'56" East 15.00 feet to a point; thence South 88°01'04" West 35.00 feet to a point; thence South 44°45'19" West 25.00 feet to a point; thence South 01°58'56" East 97.23 feet to a point; thence South 87°04'25" West 305.21 feet to a point; thence North 02°29'29" West 46.23 feet to the point of beginning.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

DRAFTED BY: lpm  
DATE: August 27, 2024  
Drawing No. 4372.00



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 24-1201

**Agenda Date:** 9/16/2024

**Agenda #:** 3.

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July Pumpage Report 2024

**Department:**

Water Department

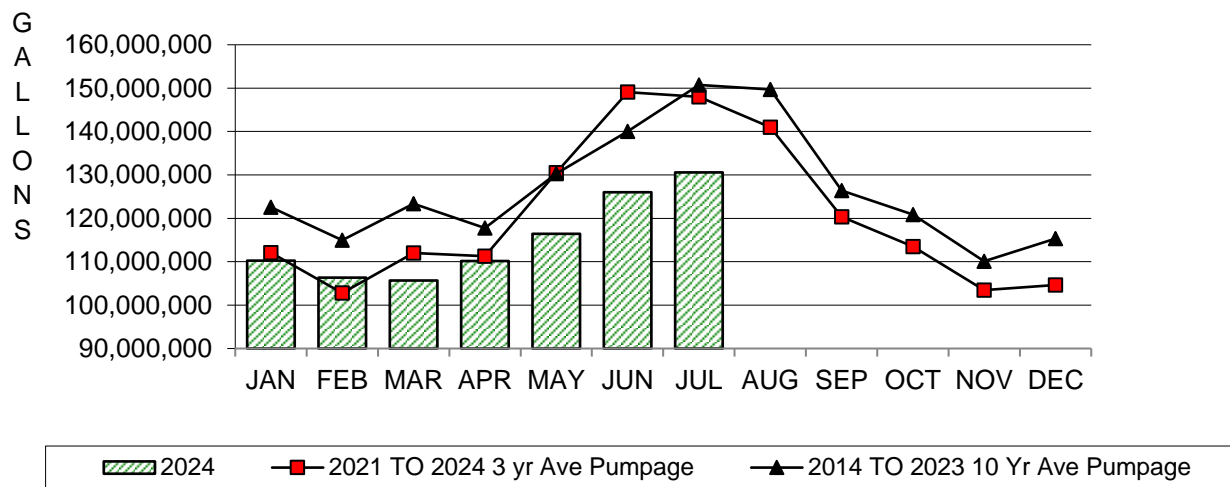
August 26, 2024

Board of Public Works  
City of Wauwatosa, Wisconsin

Dear Members:

Below is the pumpage in gallons for July of 2024.

**PUMPAGE - 2024 VS THREE & TEN YEAR AVERAGE**



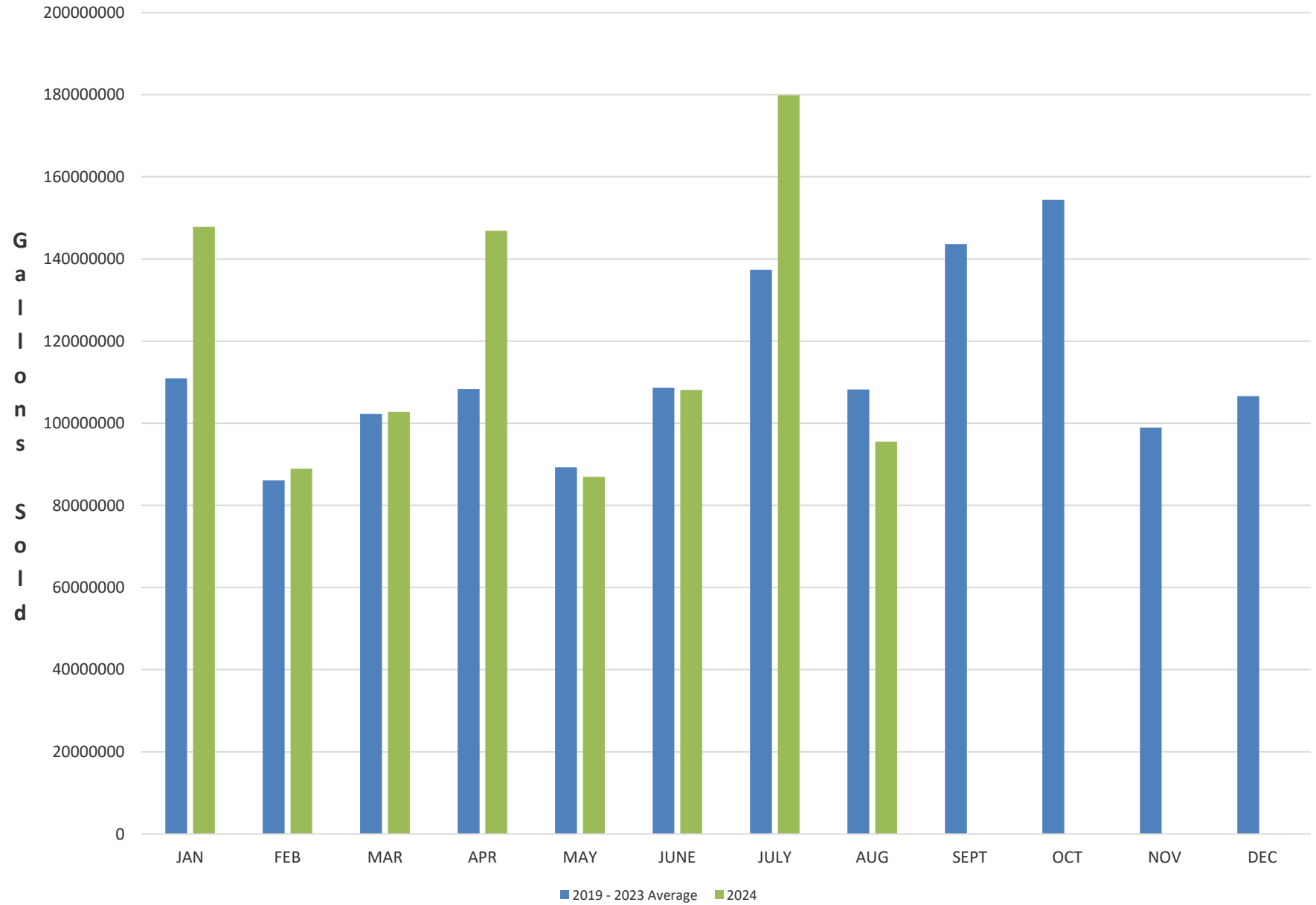
MONTHS	2024	2023	3 YEAR AVERAGE	10 YEAR AVERAGE
January	110,250,000	103,180,000	112,112,667	122,588,600
February	106,335,000	94,139,000	102,782,333	114,983,800
March	105,670,000	102,251,000	112,004,000	123,393,940
April	110,160,000	105,360,000	111,257,333	117,779,600
May	116,430,000	134,038,000	130,551,333	130,311,981
June	126,010,000	158,710,000	149,066,849	140,052,355
July	130,580,000	148,773,800	147,999,667	150,737,800
August		148,822,400	140,972,133	149,665,540
September		120,818,400	120,378,133	126,417,840
October		114,846,000	113,518,200	120,847,860
November		108,665,000	103,480,333	110,105,800
December		109,060,000	104,672,667	115,337,700
	<u>805,435,000</u>	<u>1,448,663,600</u>	<u>1,448,795,649</u>	<u>1,522,222,816</u>

Very truly yours,  
Adam Florin  
Water Superintendent

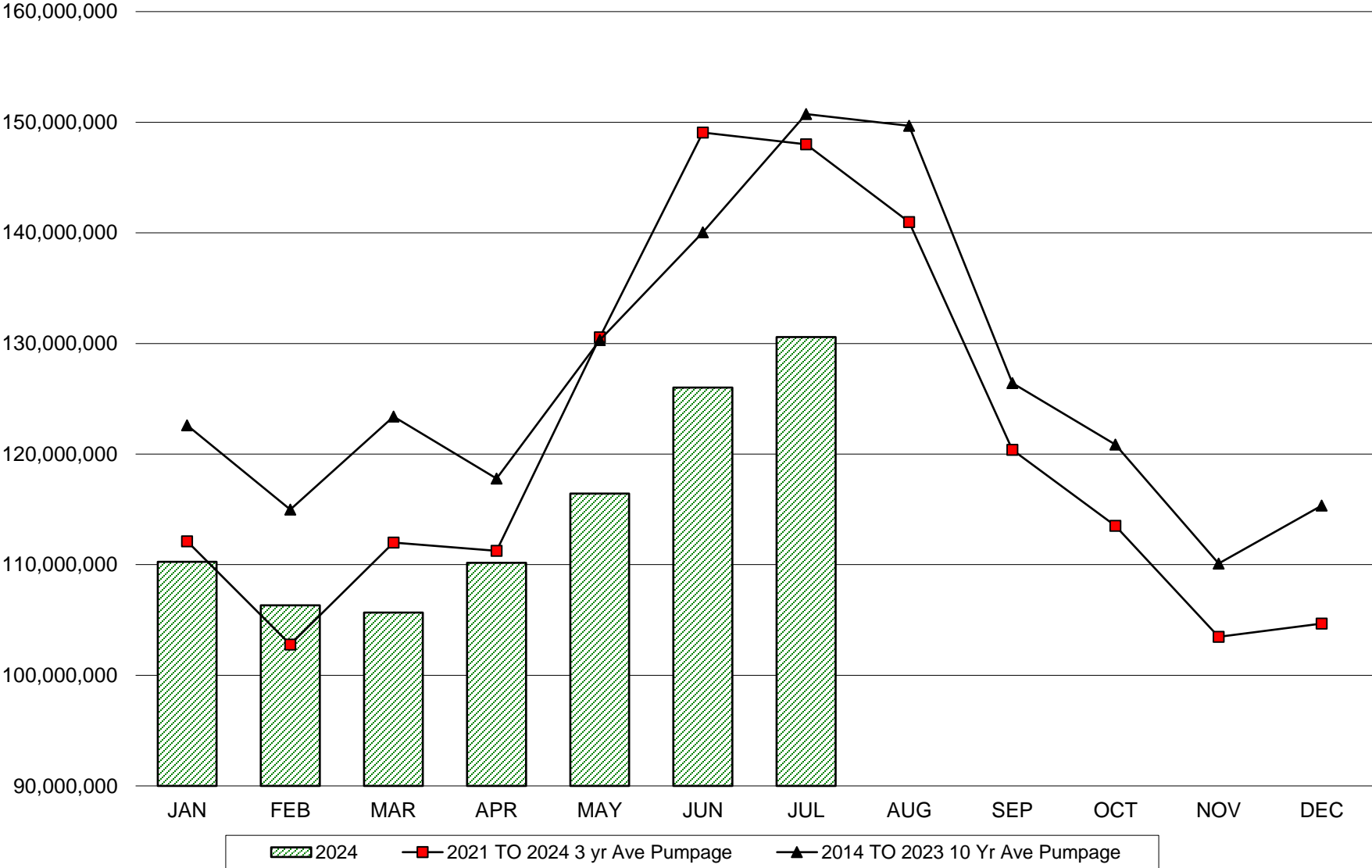




## 2024 Billing Analysis



# PUMPAGE - 2024 VS THREE & TEN YEAR AVERAGE



Wauwatosa Water Station Discharge Meters - Monthly Report  
 Month of July 2024

DAY	64th	Blanchard	Glenview	Potter	To System
1	1,900,000	0	480,000	1,840,000	4,220,000
2	1,760,000	0	400,000	1,810,000	3,970,000
3	1,870,000	0	440,000	1,850,000	4,160,000
4	1,680,000	0	350,000	1,450,000	3,480,000
5	1,800,000	0	350,000	1,500,000	3,650,000
6	1,740,000	0	360,000	1,530,000	3,630,000
7	1,850,000	0	410,000	1,580,000	3,840,000
8	1,870,000	0	470,000	1,880,000	4,220,000
9	1,830,000	0	440,000	1,800,000	4,070,000
10	1,850,000	0	510,000	1,870,000	4,230,000
11	1,865,000	0	515,000	1,750,000	4,130,000
12	1,870,000	0	520,000	1,650,000	4,040,000
13	1,880,000	0	530,000	1,530,000	3,940,000
14	1,860,000	0	430,000	1,600,000	3,890,000
15	1,920,000	0	430,000	1,930,000	4,280,000
16	1,890,000	0	410,000	1,890,000	4,190,000
17	1,960,000	0	440,000	1,910,000	4,310,000
18	2,060,000	0	490,000	1,970,000	4,520,000
19	2,070,000	0	510,000	1,940,000	4,520,000
20	1,880,000	0	470,000	1,630,000	3,980,000
21	1,960,000	0	480,000	1,690,000	4,130,000
22	1,970,000	0	490,000	1,870,000	4,330,000
23	2,050,000	0	430,000	1,820,000	4,300,000
24	2,030,000	0	500,000	1,840,000	4,370,000
25	2,170,000	0	540,000	1,840,000	4,550,000
26	2,270,000	0	570,000	2,010,000	4,850,000
27	2,090,000	0	530,000	1,740,000	4,360,000
28	1,950,000	0	510,000	1,720,000	4,180,000
29	1,910,000	0	480,000	1,860,000	4,250,000
30	2,300,000	0	550,000	1,900,000	4,750,000
31	2,620,000	0	640,000	1,980,000	5,240,000
Total	60,725,000	0	14,675,000	55,180,000	130,580,000



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 24-1279

**Agenda Date:** 9/16/2024

**Agenda #:** 4.

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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: O&J Coatings, Inc.

Payment No.: 1

Contract/Project No.: 24-55/5109 Burleigh Water Tower Rehabilitation

Amount: \$822,700.00



## Staff Report

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**File #:** 24-1280

**Agenda Date:** 9/16/2024

**Agenda #:** 5.

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### Project Updates

#### **23-90 - 2023 Fiber**

- Awaiting railroad permit and work along Mayfair Rd. (City & WE Energies Gas) to clear before fiber can be pulled north.

#### **23-30 - Wauwatosa Bike Share**

- Work to resume in fall in coordination with MRMC and the site work that is on-going. Awaiting update from MRMC on status of their work.

#### **Elm Grove Water Main Extension**

- Water main work in Elm Grove continues through Summer/Fall 2024.

#### **24-01 - Potter Road & 109<sup>th</sup> St.**

- Water main work on Potter Rd. is complete including the key tie in to the pump station
- Storm sewer work is on-going over the next couple weeks.
- Work on 109<sup>th</sup> St. will take place in 2025 based on current progress on the project.

#### **24-02 - 116<sup>th</sup> St. Park**

- Mass grading is complete. Topsoil is being spread on the sledding hill.
- All utility work is complete.
- Concrete work and landscaping work is on-going.
- Exterior asphalt path paving is tentatively scheduled for next week.

#### **24-07 - 2024 Street Improvements**

- Concrete removal is complete on Sarasota Pl. and Colonial Dr.
- Landscaping was scheduled for last week and into early the week of Sept 16<sup>th</sup> on Sarasota Pl. and Colonial Dr.
- Pulverizing of the existing pavement was scheduled for mid-week next week with the lower layer of asphalt expected early the week of 9/23.
- Restoration behind the curb will occur following paving of the lower layer of asphalt.
- Electrical on all three streets was scheduled to wrap up late last week.

#### **24-08 - Center St. & Discovery**

- Center St. is reopened.
- Work on Discovery Parkway has not yet started.

#### **24-11 - Green Alleys**

- Substantially complete, punch list has been issued.

#### **24-19 - 2024 Sidewalk Repair Program**

- Sidewalk stone replacement is work continues.

**24-24 - Concrete Pavement Repairs**

- Wrapping up the last few alleys into early next week and then will review to issue a punch list.

**24-51 - Mayfair Rd. Water Main Lining**

- Relay work is generally complete and water main cleaning in prep for lining is underway.
- Lining is expected to begin the week of Sept. 23<sup>rd</sup>.