



Wauwatosa, WI

Staff Report

File #: 26-0863

Agenda Date: 5/12/2026

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Presentation of conceptual design alternatives for the remodel, expansion, or reconstruction of Wauwatosa's Library and City Hall

Submitted by:

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Department

Public Works

A. Issue

The City's currently approved 5-year Capital Improvements Program (CIP) includes funding to continue with design work for the remodel, expansion, or reconstruction of the City's Library and City Hall Complex. In order to continue onto final design and fundraising for the project a decision regarding project funding is needed.

B. Background/Options

History. With the decision made to keep the Library and City Hall facility in its current location, the first step toward an eventual remodel of the facility was the completion of a feasibility study, which was completed and presented to the Committee of the Whole in early 2023. Since that time the 5-year CIP was developed and approved to include design funding for more detailed design analysis and cost modeling. In late 2025 the Common Council approved a contract with CG Schmidt for Construction Management Services, which compliments the work that OPN Architects continues to complete for the project's conceptual design phase.

At This Meeting. At this Committee of the Whole meeting the project team, consisting of City staff and representatives from CG Schmidt & OPN Architects, will present four different Library/City Hall options for the Common Council's consideration. Each option will have different levels of funding required as well as varying degrees of project objectives being met.

Public Input. In the months following this meeting the City will launch a public outreach campaign to gather public input to assist the Common Council as they work toward a funding decision.

Funding Decision. In order to establish a timeline for this project and proceed with private fundraising for the library expansion, Common Council direction is needed as to the amount that the City will contribute toward the project through an increase in the property tax levy. If a decision can be made at the July 28th Common Council meeting funding can be planned during this year's Capital Improvement Planning and Approval process.

C. Strategic Plan (Area of Focus)

Infrastructure & Quality of Life

D. Fiscal Impact

The financial impact will depend upon which level of funding the Common Council would support. The goal is to make this decision in July of 2026 so that funding can be included in the Capital Budget planning and approval process and fundraising can begin.

E. Recommendation

None at this time, presentation only.