



Wauwatosa, WI

Board of Public Works

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Wednesday, February 19, 2025

8:30 AM

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

Regular Meeting

CALL TO ORDER

Chairperson Kesner called the meeting to order at 8:33 am.

ROLL CALL

Remote 6

- Member - City Clerk Steven Braatz
- Member - Alderperson Melissa Dolan
- Member - Development Director Mark Hammond
- Member - City Attorney, Chair Alan Kesner
- Member - Finance Director John Ruggini
- Member - Building & Safety Manager Stefanie Escobedo

Also present: Mary Boettcher, Administrative Support Specialist; Nick Deming, Construction Manager; Art Pinon, Principle Planner; David Simpson, Director of Public Works; Mike Steiner, Assistant City Engineer; Jennifer Stilling, Senior Civil Engineer; Boris Veleusic, City Engineer; all appeared remote and represent the City of Wauwatosa.

APPROVAL OF MINUTES

1. Approval of Minutes from the February 5th, 2025 Regular Meeting [25-0238](#)
RESULT: APPROVED
MOVER: Stefanie Escobedo
SECONDER: Mark Hammond
Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

NEW BUSINESS

1. Request by Max Pickart, on behalf of HPO Milwaukee, LLC, for an exception to the minimum parking ratio regulations of WMC 24.11.020 at 1155 N. Mayfair Road [25-0249](#)

Art Pinon, Principal Planner, presented. Lisa Wood, attorney representing the applicant spoke and presented, as well. John Ruggini moved approval of the staff recommendation with the following adjustments: item #1 - the current bike facilities not be reduced and item #3 "Changes to facility operations as a result of the change in use, gross square footage, or tenant mix (as a result of the change of use) for the site may be approved by the Planning Division if deemed substantially conforming with said approval. Changes to the gross square footage of the building or a change in use deemed by the Planning Division to increase or potentially increase parking demand requires approval from the Board of Public Works."

- RESULT:** APPROVED
MOVER: John Ruggini
SECONDER: Melissa Dolan
- Aye:** 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo
2. Request by Joe Malucha, Beeler Construction Inc, for an exception to the rooftop equipment screening requirements of WMC 24.12.040.A.2 at 756 N. 109th Street [25-0250](#)
- Art Pinon, Principal Planner, presented. Joel Leonard, owner of the building also present and spoke.*
- RESULT:** APPROVED
MOVER: Mark Hammond
SECONDER: Steven Braatz
- Aye:** 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo
3. Request by Josh Pudelko of Trio Engineering for two parking lot exemptions at the proposed multi-family redevelopment at 7474 Harwood Avenue [25-0251](#)
- Jennifer Stilling, Senior Civil Engineer, presented. Applicant also spoke and answered questions.*
- RESULT:** APPROVED
MOVER: Mark Hammond
SECONDER: Stefanie Escobedo
- Aye:** 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo
4. Request by Donald Michna of Catalyst Construction for construction staging in the public right-of-way adjacent to 7474 Harwood Avenue [25-0252](#)
- Jennifer Stilling, Senior Civil Engineer, presented. Applicant also present, spoke and answered questions. Motion passed with restriction that contractor parking be limited to the Harmonie Bridge Parking Lot on the south side of the Menomonee River and that the mill and overlay would end at the existing parking lane, to include the bike lane.*
- RESULT:** APPROVED
MOVER: Melissa Dolan
SECONDER: John Ruggini
- Aye:** 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo
5. Consideration of request by Wauwatosa Health Department for use of a small portion of the city hall parking lot to host the HEAR Wisconsin Audiology Mobile Clinic on Monday, May 5th, 2025 [25-0283](#)
- Kristen Hecht from the Wauwatosa Health Department presented.*
- RESULT:** APPROVED
MOVER: Mark Hammond
SECONDER: Stefanie Escobedo
- Aye:** 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo
6. Consideration of award of contracts for emulsion and street patching to [25-0156](#)
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various approved vendors based upon price, convenience and availability, for the Spring/Summer 2025 repair season

Recommendation: Common Council

John Ruggini, Director of Finance, presented.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Steven Braatz

SECONDER: Melissa Dolan

Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

7. Consideration of award of contracts for the spring/summer concrete repair season to various approved vendors on an as-needed basis, for a two-year period, beginning April 1, 2025 through March 31, 2027 [25-0157](#)

Recommendation: Common Council

John Ruggini, Director of Finance, presented.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Melissa Dolan

SECONDER: Stefanie Escobedo

Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

8. Consideration of amendment to lease with Crown Castle for antenna space on Hart Park Monopole [25-0220](#)

Recommendation: Common Council

John Ruggini, Director of Finance, presented.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Melissa Dolan

SECONDER: Steven Braatz

Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

9. Approval of Final Payment for Contract 24-55 Burleigh Water Tower Rehabilitation [25-0282](#)

Recommendation: Common Council

David Simpson, Director of Public Works, presented.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Mark Hammond

SECONDER: Melissa Dolan

Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

10. Recommendation to Common Council to accept and place on file the 2024 Annual Report of the Board of Public Works [25-0268](#)

Recommendation: Common Council

RESULT: RECOMMENDED TO PLACE ON FILE

MOVER: Steven Braatz

SECONDER: Stefanie Escobedo

Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

11. Monthly Pumpage Report January 2025 [25-0247](#)

RESULT: RECEIVED AND PLACED ON FILE

12. Consideration of ratification of project partial payments for work completed pursuant to the terms of the contract [25-0239](#)

RESULT: APPROVED

MOVER: John Ruggini

SECONDER: Mark Hammond

Aye: 6 Braatz, Dolan, Hammond, Kesner, Ruggini, and Escobedo

13. Project Updates [25-0240](#)

Nick Deming, Construction Manager, presented.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting was adjourned at 9:26 am.