



Wauwatosa, WI

Board of Public Works

Meeting Agenda

7725 W. North Avenue
Wauwatosa, WI 53213

Friday, November 14, 2025

8:30 AM

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

Special 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

NEW BUSINESS

1. Request by Donald Michna of Catalyst Construction for a three day full road closure in the 7400 block of Harwood Avenue [25-2043](#)

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.



Staff Report

File #: 25-2043

Agenda Date: 11/14/2025

Agenda #: 1.

Request by Donald Michna of Catalyst Construction for a three day full road closure in the 7400 block of Harwood Avenue

Submitted by:

Jennifer Stilling

Department:

Public Works (Engineering Services Division)

A. Issue

The applicant has requested a full Harwood Avenue road closure within the 7400 block for a period of three days. The closure is tentatively scheduled for December 15-17, 2025.

B. Background/Options

The location of the proposed road closure is attached.

Once the rough carpentry is completed at the 7474 Harwood Avenue residential multi-family redevelopment, the south crane will be demobilized. To complete this process, a separate crane will be mobilized and erected within the roadway on Harwood Avenue in the designated purple-shaded area. This crane will then lift and load the south crane components onto flatbed trucks for removal. This operation will require the full width of the roadway to ensure a safe and controlled demobilization. The sidewalk on the south side of Harwood Avenue will remain open and accessible to pedestrians throughout the closure duration.

The applicant will be required to provide at least one week of notice to area businesses, the Village BID, and local Alderpersons. Engineering must be provided documentation of the notice.

Milwaukee County Transit System (MCTS) has a bus route that utilizes Harwood Avenue. The applicant will be required to coordinate with MCTS regarding detour routes.

In addition to the signage shown on the attached plan, Engineering recommends that the following must be provided:

- The left turn lane at southbound Wauwatosa Avenue to eastbound Harwood Avenue movement must be closed with the appropriate traffic control barrels and no left turn sign.
- A no right turn sign for northbound Wauwatosa Ave at Harwood Avenue.
- A "Local Traffic Only, No Access to Wauwatosa Ave" at the intersection of Milwaukee Avenue, Harwood Avenue, and N. 73rd Street.

Engineering provided the attached plan to the Fire and Police Department and Public Works Operations. Fire has requested that a Knox box be installed in the construction fencing so that the Department will still have

access to the existing public fire hydrant within the closure. The Police Department did not have any concerns with the request. If it snows during the requested road closure, Public Works Operations will plow up to the construction fence, but the applicant will be required to clear any snow within the closure and any piles at the construction fence. When the enclosure is removed, the applicant will be required to coordinate with Public Works so that City crews can clean up and salt the area as it is opened to the public.

C. Strategic Plan (Area of Focus)

Priority Area One: Economic Development & Financial Resilience

D. Fiscal Impact

No impact to the City of Wauwatosa.

E. Recommendation

Staff recommends that the Board of Public Works grant the temporary three-day Harwood Avenue road closure subject to the following:

- The applicant providing documentation of notice to area businesses, Village BID, and local Alderpersons.
- Coordination with MCTS regarding detour routes.
- Applicant must provide the signage shown on the plan and as noted in this staff report. Signage must be maintained by the applicant during the road closure duration.
- A Knox box must be installed in the construction fencing for Fire Department access to the existing public fire hydrant within the closure.
- Applicant must clear any snow within the closure and any snow piles at the construction fence.

PROPOSED SITE DATA TABLE

Zoning: Neighborhood / Village Trade (C1)

Total Area: 2.6426 ac

Lot Coverage:

- Proposed Building: 1.25 ac (47.3%)
- Courtyard Hardsurface: 0.34 ac (12.9%)
- Proposed Parking & Drive: 0.37 ac (14.0%)
- Proposed Concrete Walks: 0.13 ac (4.9%)
- Plaza Expansion: 0.08 ac (3.0%)
- Total Impervious: 2.17 ac (82.2%)

Proposed Open Space:

- Proposed Site: 0.28 ac
- Courtyard Green Space: 0.19 ac
- Total Open Space: 0.47 ac (17.8% of site)

Parking Data:

- Total Underground Parking: 192 Spaces
- Total Surface Parking: 20 Spaces
- Proposed ADA Parking: 5 Spaces
- Prop. Van ADA Parking: 1 Spaces
- Outdoor Bike Parking: 32 Bikes
- Indoor Bike Parking: 40 Bikes
- Public Street Parking: +1 new space
- Total Public Parking: 6 Spaces
- Total Private Parking: 212 Spaces

Building Data:

- Studio: 2 Units
- 1 BR: 62 Units
- 1 BR+Den: 17 Units
- 1 JRBR: 33 Units
- 2 BR: 34 Units
- 2 BR+Den: 3 Units
- 3 BR: 2 Units

Existing Lot Coverage:

- Existing Impervious: 99,521 sf (86.5%)
- Existing Pervious: 15,591 sf (13.5%)

PROPOSED DEVELOPMENT NOTES:

- **STORM WATER MANAGEMENT:**

- The proposed redevelopment will provide storm water management complying with MMSD Ch. 13 and Wauwatosa Ch. 24.13.040 requirements, including:
- 40% TSS load reduction from parking and drive areas
- 10% Reduction to the Existing Runoff Release Rate
- The primary means of storm water management will be underground pipe & structures in the parking areas.
- Stormwater runoff will discharge to the existing storm sewer in Harwood Avenue, consistent with the existing condition.

- **SANITARY SEWER:**

- Proposed 6" PVC sanitary sewer lateral connection to the Harwood Avenue sanitary sewer.

- **WATER MAIN:**

- Proposed 6" water service connecting to the Harwood Avenue water main.

NOTE:

ALL RAMPS (EXCLUDING CURB RAMPS) AND STAIRS SHALL BE INSTALLED WITH HAND RAILS MEETING ADA REQUIREMENTS. SEE ARCHITECTS PLANS FOR DETAILS.

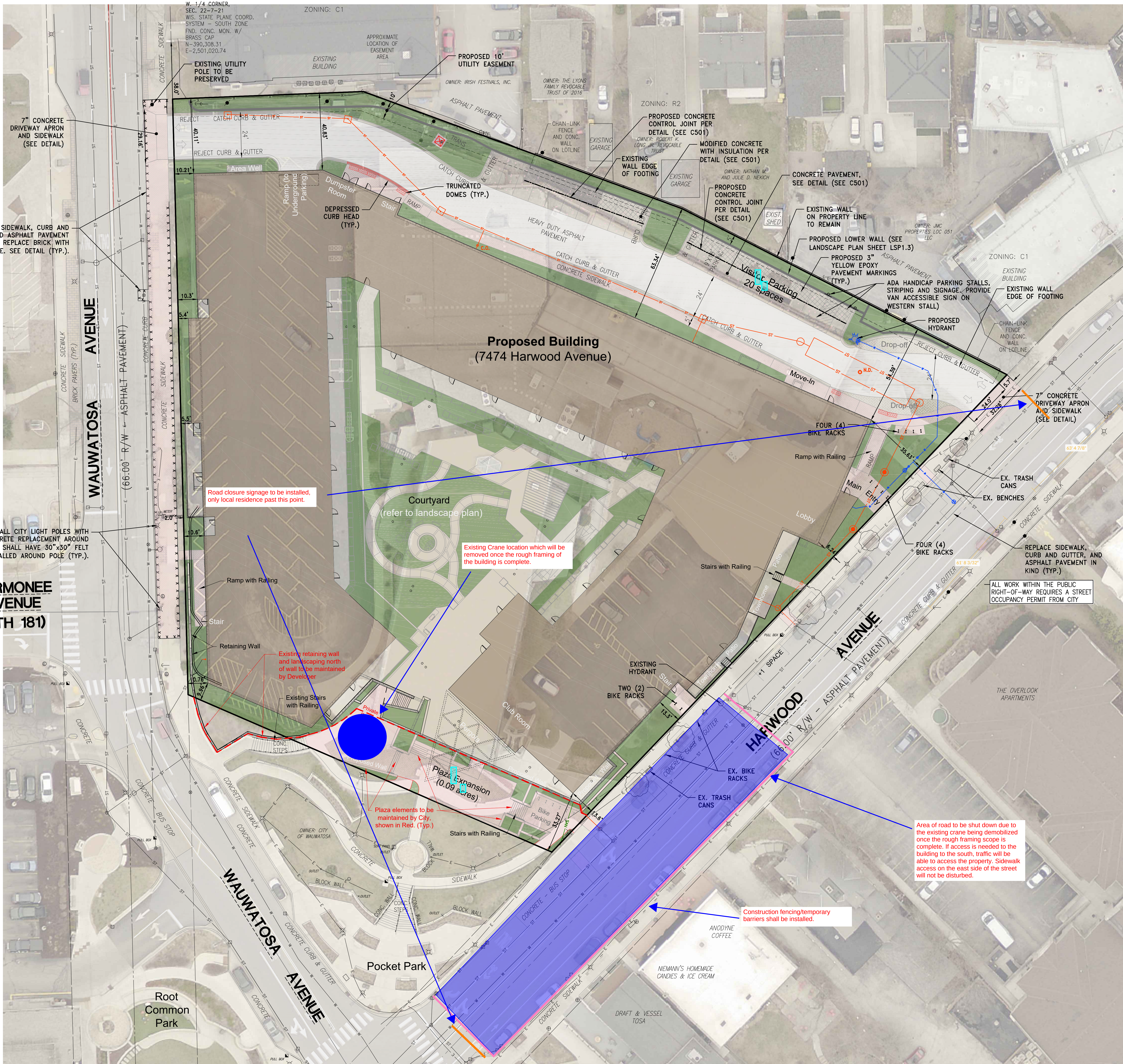
SCALE: 1" = 20' (30"x42")

LEGEND:	
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING TRANSFORMER
	EXISTING ELECTRIC PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING CATV PEDESTAL
	EXISTING POWER POLE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511

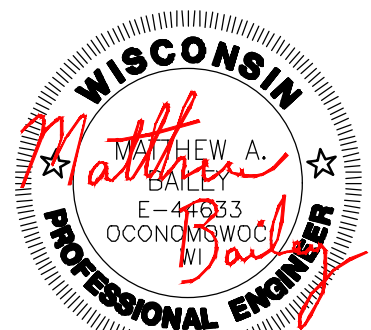
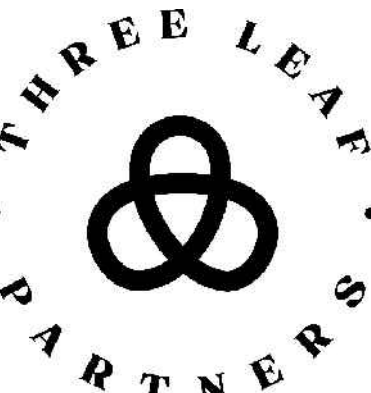
NOTE:

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



KORB

Architecture • Design • Planning



PROJECT:
7474 HARWOOD
7474 HARWOOD BLVD
WAUWATOSA, WI 53213

OWNER:
THREE LEAF PARTNERS
504 WEST JUNEAU
MILWAUKEE, WI 53203

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE,
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
TRIO ENGINEERING
4100 N CALHOUN RD
STE 300
BROOKFIELD, WI 53005

LANDSCAPE ARCHITECT:
INSITE DESIGN INC.
11525 W NORTH AVE
WAUWATOSA, WI 53226

DATE	REVISION
8.30.24	DESIGN DEVELOPMENT
10.1.24	PERMIT / GMP PACKAGE
10.31.24	CITY COMMENTS
12.18.24	CONSTRUCTION DOCS
01.14.25	PER CITY COMMENTS
02.08.25	LOGISTICS PLAN REV
03.05.25	per CITY COMMENTS
03.10.25	per CITY COMMENTS
04.03.25	per CITY COMMENTS
04.07.25	TRAFFIC SIGNAGE
04.18.25	per CITY COMMENTS
04.25.25	per CITY COMMENTS
05.05.25	CB-05
05.22.25	per L.S. Plan Comments
05.29.25	CB-07

PROJECT:	24004.01
SCALE:	1" = 20' TYP.
PHASE:	CONSTRUCTION DOCUMENTS
DATE:	05.29.2025

PROPOSED SITE PLAN

C102