

November 19, 2025

City of Wauwatosa
Board of Public Works
11100 W Walnut Road
Wauwatosa, WI 53226

Re: Neighborhood Outreach Related to WE Energies Power Relocation

Dear Members of the Board of Public Works,

On behalf of Mandel Group and our project team, I would like to provide an update regarding our ongoing outreach to neighboring businesses and stakeholders in advance of the WE Energies power relocation work associated with the Harlow & Hem apartment development.

We recognize this is a critical time for Village businesses and are very mindful of the impact that roadwork can have during the holiday season. The utility work will require temporary street closures and intermittent traffic disruptions along Blanchard Street, Wauwatosa Avenue, and Harwood Avenue. While construction is never convenient, we are doing everything we can to proactively listen to concerns and accommodate stakeholders where possible.

To that end, we have adopted a deliberate communication strategy to ensure nearby businesses are informed and supported throughout the process. Over the past week, our outreach has included the following:

- **BID Board Monthly Meeting** – Provided an update on the anticipated work, received feedback, and adjusted the work plan accordingly so that work begins on Blanchard Street instead of Harwood Avenue.
- **Maria Panno** – Discussed collaborating on a communication plan for social media and additional signage to ensure a consistent message.
- **Jim Niemann (Niemann Candies)** – Expressed support provided that work on Harwood Avenue begins after January 1st.
- **Nat Davauer (Draft & Vessel)** – Prefers Harwood Avenue work begin after January 1st; offered use of the Swan building for signage such as “Businesses Open During Road Work.”
- **Sierra Tillman (Anodyne Coffee)** – Appreciated the outreach and is comfortable with Harwood Avenue work occurring after January 1st.
- **Brooke Smith (Ruby Tap)** – Would like the work to proceed as expeditiously as possible. Requested signage at the corner stating “Public Parking Still Available in State Street Station Garage; Enter from 74th Street,” and wants to ensure that wine case pickup for customers can continue to be accommodated.
- **Kelley Karp (manager Orange Theory)** – Communicated that work Blanchard Street is scheduled to be completed in December, in recognition that January is typically a busier time for a gym. She is great with this schedule.

- **City Staff (Jennifer Stilling and Mike Steiner)** – Held a working session with City staff and WE Energies to review the latest construction plan and obtain feedback.
- **Alderman Brad Foley** – Reviewed our ongoing outreach efforts and addressed questions.
- **Alderman Margaret Arney** – Currently traveling; suggested contacting Eva Enamorato for feedback on communication.
- **Eva Enamorato** – Reached out for feedback on communication; have not connected yet.
- **Melissa Dolan** – Reached out for feedback on outreach efforts; have not connected yet.
- **Adriana Perez (Fiduciary Multi-Site Manager State Street Station)** – Provided an update on the current plan and anticipated timing.
- **Carl & Margaret Komp (Blanchard neighbors)** – Provided an update on the current plan and anticipated timing.

Throughout these conversations, we have emphasized our commitment to minimizing disruption wherever feasible and to keeping businesses informed at each step. We will continue to provide advance notice of changes to access routes, construction timing, and staging areas, and we will work closely with WE Energies, the City, and our contractors to respond promptly to any issues that arise.

We value our partnership with the City of Wauwatosa and appreciate the support of the Board of Public Works as we move this important infrastructure work and development project forward. Please feel free to contact me at any time should you require additional information or wish to review our outreach log or communication materials.

Thank you for your consideration and continued collaboration.

Sincerely,

Sarah Hillenbrand

Sarah Hillenbrand
Senior Development Manager
Mandel Group