



Wauwatosa, WI

Board of Public Works

Meeting Agenda

7725 W. North Avenue
Wauwatosa, WI 53213

Friday, November 21, 2025

9:00 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](#)
2. Request by Tom O'Sullivan of WE Energies for a partial road closure and lane closures within the 7400 block of Blanchard Street, the 1300 block of Wauwatosa Avenue, and the 7400 block of Harwood Avenue [25-2243](#)

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: 11/21/2025

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 JBR: 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.

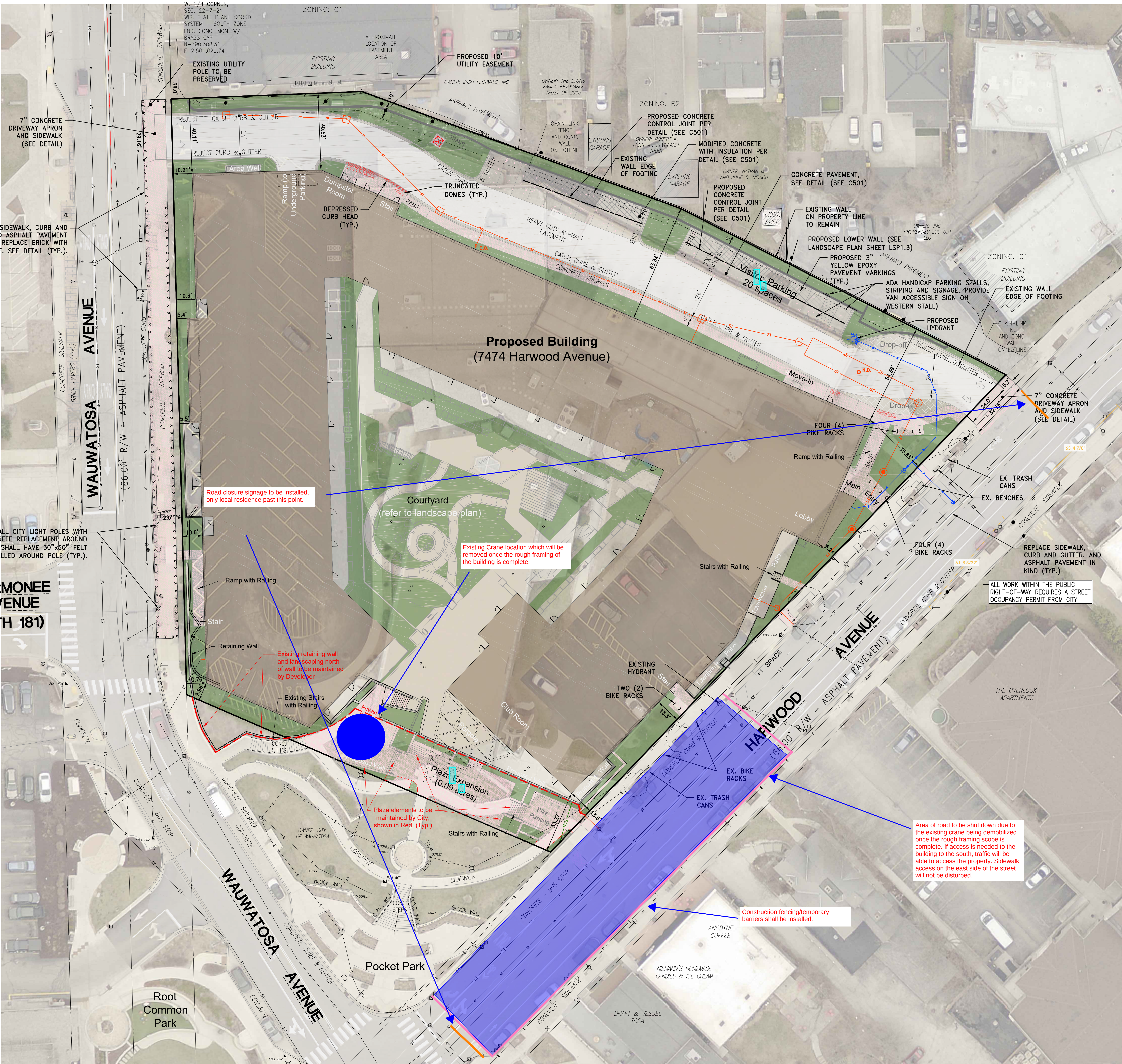
NOTE:
ALL RAMPS (EXCLUDING CURB RAMPS) AND STAIRS SHALL BE INSTALLED WITH HAND RAILS MEETING ADA REQUIREMENTS. SEE ARCHITECTS PLANS FOR DETAILS.

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

Jennifer Stilling

From: Donald Michna <dmichna@catalystbuilds.com>
Sent: Thursday, November 20, 2025 6:47 AM
To: Jennifer Stilling; Mark Hammond
Subject: [External] Vista Village Harwood Shutdown for Crane Demobilization
Attachments: C102_ Harwood Ave Closure.pdf

Jennifer / Mark,

I stopped by Anodyne Coffee, Niemann's Candy, and Draft & Vessel yesterday and spoke with the owners/managers who were onsite. I informed them of Catalyst's planned road closure scheduled for 12/15–12/17 and reviewed the attached traffic control plan with each business. All three businesses understood the shutdown timeline and appreciated that sidewalk access will remain open. I also explained that signage will be placed to clearly indicate that all businesses remain open during the closure. A few clarifying questions were raised regarding parking availability for their patrons. I confirmed that customers will still have access to the existing public parking lots and nearby street parking. Beyond ensuring adequate signage during the shutdown, none of the businesses had additional concerns or objections.

Please let me know if this outreach and feedback is sufficient to move forward with the planned road closure or if you have any other questions.

Thank you,



Donald Michna | *Project Manager*

833 E Michigan St, Suite 1000 | Milwaukee WI 53202

e: dmichna@catalystbuilds.com | **w:** catalystbuilds.com

p: 414-727-6840 | **c:** 262-939-6016





Staff Report

File #: 25-2243

Agenda Date: 11/21/2025

Agenda #: 2.

Request by Tom O'Sullivan of WE Energies for a partial road closure and lane closures within the 7400 block of Blanchard Street, the 1300 block of Wauwatosa Avenue, and the 7400 block of Harwood Avenue

Submitted by:

Jennifer Stilling

Department:

Public Works (Engineering Services)

A. Issue

The applicant has requested partial road and lane closures within the streets abutting the proposed Harlow and Hem development at 7470 Blanchard Street. The closures are necessary to relocate the existing electrical facilities within the former City public parking lot to the adjacent streets. The existing electrical facilities must be relocated so that the developer, Mandel Group, can start construction on the Harlow and Hem multi-family development.

B. Background/Options

The applicant has provided the attached exhibits and construction schedule. Sarah Hillenbrand of Mandel Group has provided the attached memorandum that summarizes the outreach to the Village Business Improvement District (BID), local Village businesses, and elected officials. Staff received the attached e-mail with comments from the Village BID director.

C. Strategic Plan (Area of Focus)

Priority Area One: Economic Development & Financial Resilience

D. Fiscal Impact

No financial impact to the City of Wauwatosa

E. Recommendation

Staff recommends that the Board of Public Works grant the Phase 1 road closure in Blanchard shown in green on the attached exhibits and subject to the following:

- The applicant continuing to coordinate and communicate with local Alderpersons, City Engineering,

the Village BID, and local business regarding updates to the construction schedule.

- Applicant must provide the signage shown on the plan. Signage must be maintained by the applicant during the construction duration.
- Applicant must clear any snow within the closures.

It is up to the Board to allow the construction staging within Wauwatosa Avenue for Phase 2 shown in blue during December 15-January 9. The applicant will be asked to provide greater clarity regarding the proposed traffic control for this phase.

Staff does not have any objections to allowing Phases 3 and 4 subject to the same conditions as noted above for Phase 1 with the added condition that the applicant must coordinate with MCTS regarding any necessary detour routes.

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.

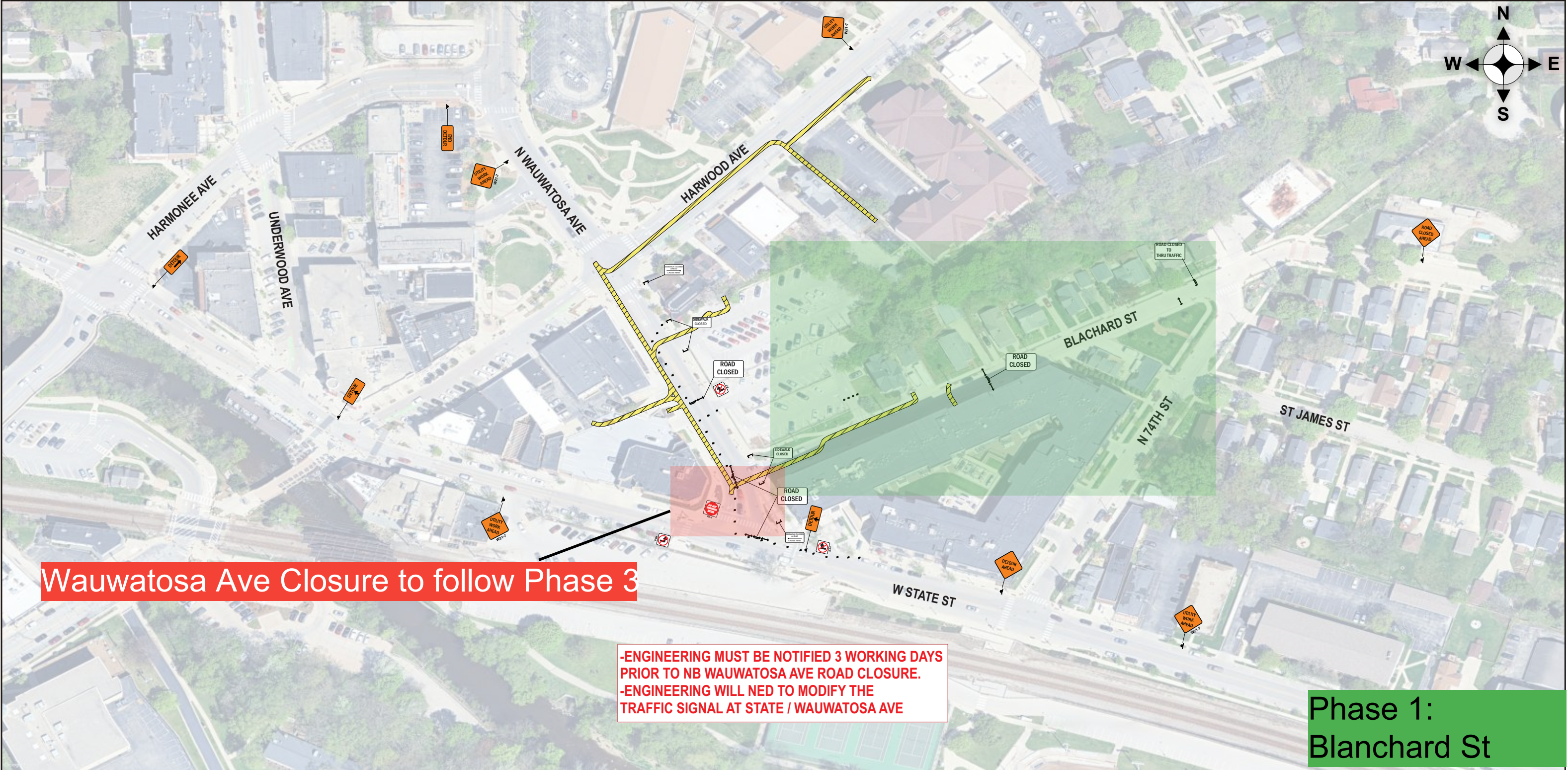
We value our partnership with the City of Wauwatosa and appreciate the support of the Board of Public Works as we move this important infrastructure work and development project forward. Please feel free to contact me at any time should you require additional information or wish to review our outreach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

Thank you for your consideration and continued collaboration.

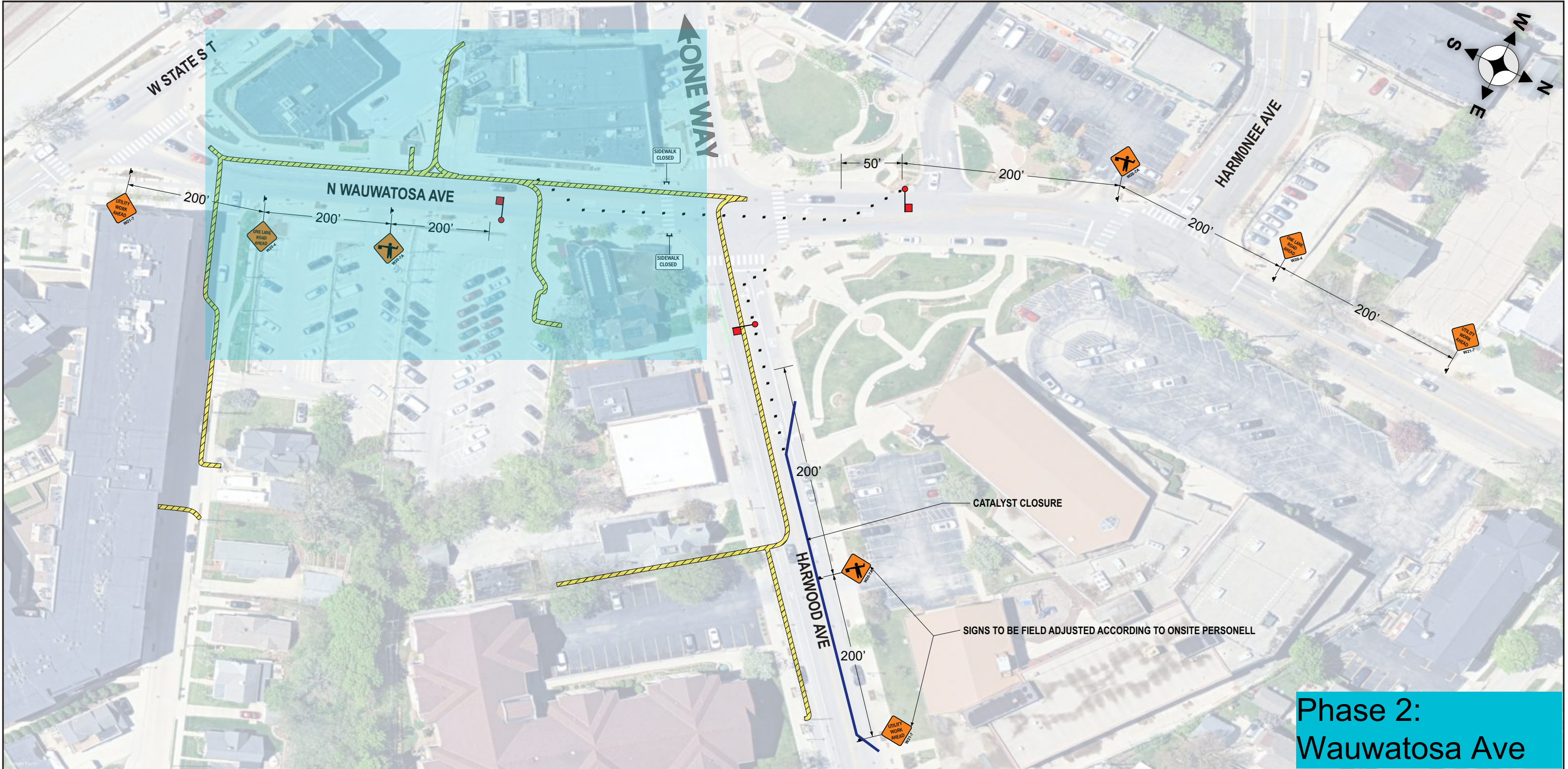
Sincerely,

Sarah Hillenbrand

Sarah Hillenbrand
Senior Development Manager
Mandel Group

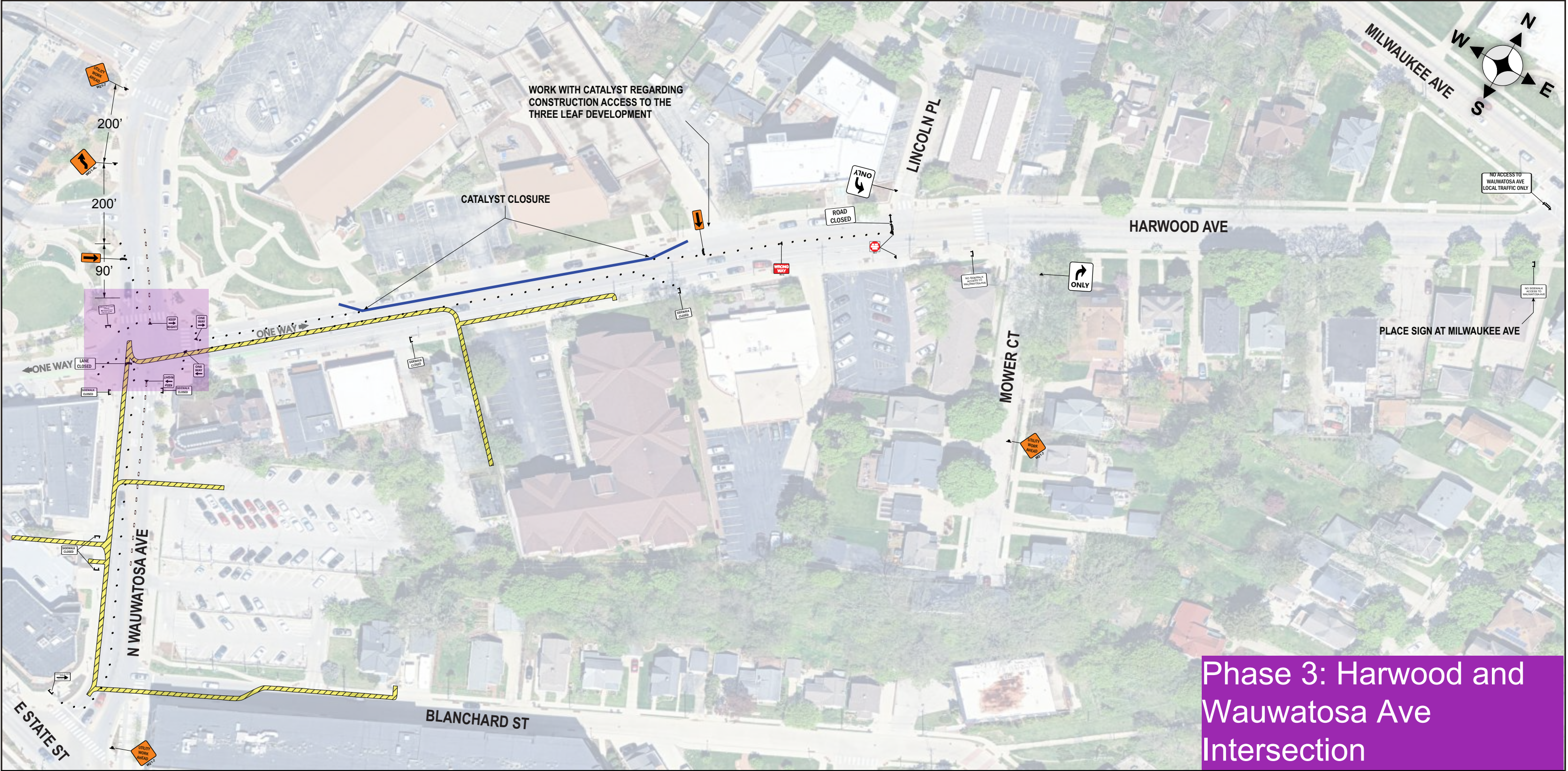


TRAFFIC CONTROL LEGEND		NOTES		UTILITY TRAFFIC & RESTORATION, LLC	
 WORK AREA	 TYPE III BARRICADE WITH ATTACHED SIGN	• NB DIRECTIONAL ROAD CLOSURE ON N WAUWATOSA AVE AT W STATE ST. • ROAD CLOSURE SETUP ON BLANCHARD ST. NO TRAFFIC CONTROL / WORK NOVEMBER 26TH TO DECEMBER 3RD (APPLIES TO ALL PHASES)		UTR JOB NO: 59132	
 TEMP. SIGN SUPPORT	 TYPE III BARRICADE WITHOUT SIGN			PROJECT/P.O.#: 4782782 IO#76570	
 TRAFFIC CONTROL DRUM WITH LIGHT	 TYPE II SIGN SUPPORT			PREPARED BY: MATTHEW REITTER	
 TRAFFIC CONTROL DRUM WITHOUT LIGHT	 NO PARKING ANYTIME			ORDERED BY: LINDSEY PARK	
 42" GRABBER CONE	 ARROWBOARD			CUSTOMER NAME: WE ENERGIES	
 28" INCH TRAFFIC CONE	 PEDESTRIAN BARRICADING			DATE PREPARED: 9/22/2025	
 FLAGGER	 TEMPORARY AUDIBLE MESSAGE DEVICE			PROJECT LOCATION: 7463 HARWOOD AVE	
		CITY: WAUWATOSA, WI			
		WORK DESCRIPTION: XXXXXXXX			



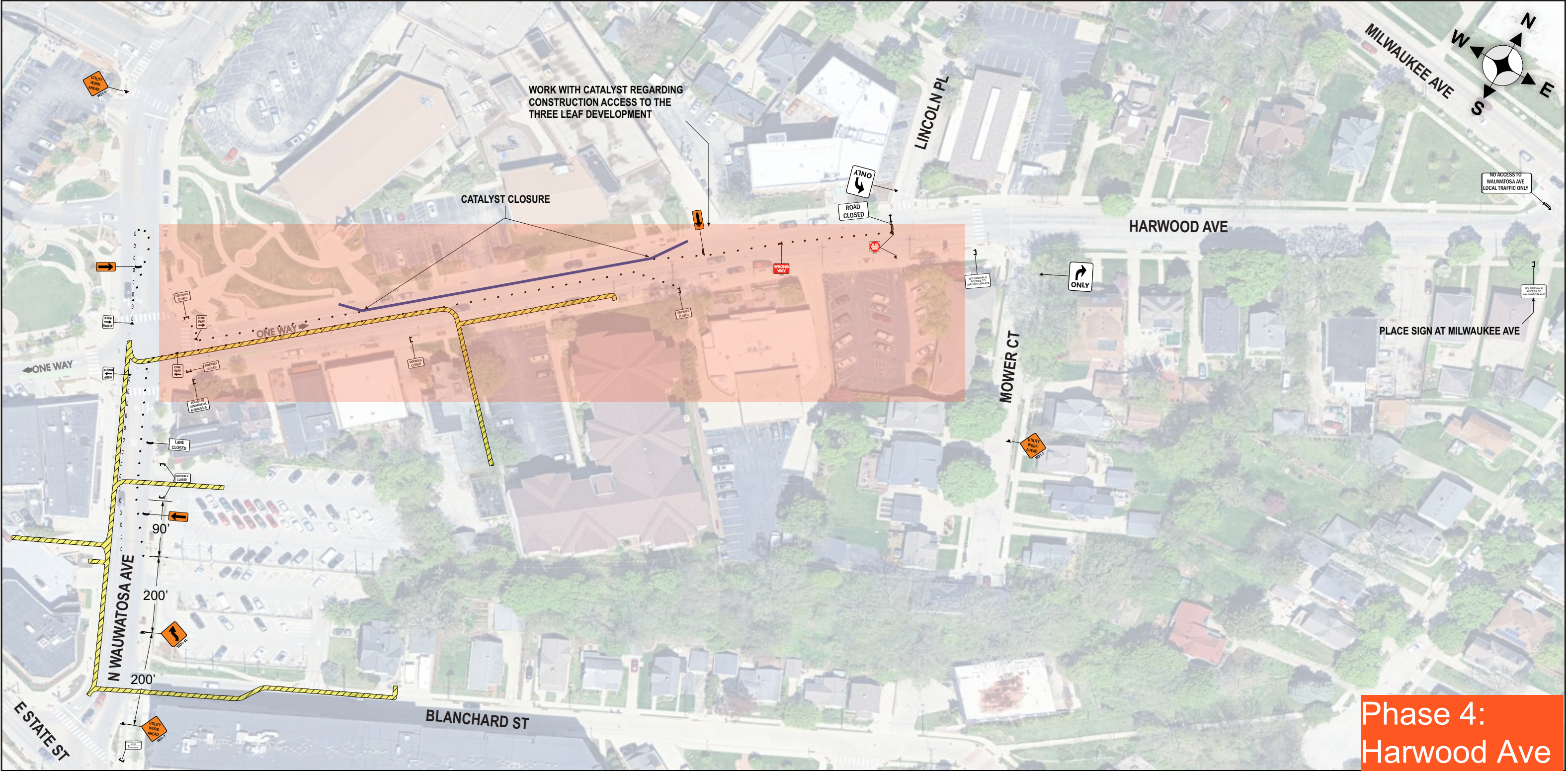
Phase 2:
Wauwatosa Ave

TRAFFIC CONTROL LEGEND		NOTES	UTILITY TRAFFIC & RESTORATION, LLC	
 WORK AREA	 TYPE III BARRICADE WITH ATTACHED SIGN	FLAGGING OPERATION IN THE INTERSECTION OF N WAUWATOSA AVE AND HARWOOD AVE. NO TRAFFIC CONTROL / WORK NOVEMBER 26TH TO DECEMBER 3RD (APPLIES TO ALL PHASES)		UTR JOB NO: 59132
 TEMP. SIGN SUPPORT	 TYPE III BARRICADE WITHOUT SIGN			PROJECT/P.O.#: 4782782 IO#76570
 TRAFFIC CONTROL DRUM WITH LIGHT	 TYPE II SIGN SUPPORT			PREPARED BY: MATTHEW REITTER
 TRAFFIC CONTROL DRUM WITHOUT LIGHT	 NO PARKING ANYTIME			ORDERED BY: LINDSEY PARK
 42" GRABBER CONE	 ARROWBOARD			CUSTOMER NAME: WE ENERGIES
 28" INCH TRAFFIC CONE	 PEDESTRIAN BARRICADING			DATE PREPARED: 9/22/2025
 FLAGGER	 TEMPORARY AUDIBLE MESSAGE DEVICE			PROJECT LOCATION: 7463 HARWOOD AVE
			WORK DESCRIPTION: XXXXXXXX	



Phase 3: Harwood and Wauwatosa Ave Intersection

TRAFFIC CONTROL LEGEND		NOTES	UTILITY TRAFFIC & RESTORATION, LLC CUSTOMER NAME: WE ENERGIES PROJECT LOCATION: 7463 HARWOOD AVE CITY: WAUWATOSA, WI WORK DESCRIPTION: XXXXXXXX	
WORK AREA	TYPE III BARRICADE WITH ATTACHED SIGN	- WB DIRECTIONAL ROAD CLOSURE SETUP ON HARWOOD AVE, TRAFFIC CAN ONLY TRAVEL EB BETWEEN WAUWATOSA AVE AND LINCOLN PL. - LANE SHIFT SETUP ON N WAUWATOSA AVE. - SIDEWALK CLOSURE ON THE SOUTH SIDE OF HARWOOD AVE. - SIDEWALK CLOSURE ON THE WEST SIDE OF N WAUWATOSA AVE. NO TRAFFIC CONTROL / WORK NOVEMBER 26TH TO DECEMBER 3RD (APPLIES TO ALL PHASES)		UTR JOB NO: 59132
TEMP. SIGN SUPPORT	TYPE III BARRICADE WITHOUT SIGN			PROJECT/P.O.#: 4782782 IO#76570
TRAFFIC CONTROL DRUM WITH LIGHT	TYPE II SIGN SUPPORT			PREPARED BY: MATTHEW REITTER
TRAFFIC CONTROL DRUM WITHOUT LIGHT	NO PARKING ANYTIME			ORDERED BY: LINDSEY PARK
42" GRABBER CONE	ARROWBOARD			DATE PREPARED: 9/22/2025
28" INCH TRAFFIC CONE	PEDESTRIAN BARRICADING			
FLAGGER	TEMPORARY AUDIBLE MESSAGE DEVICE			



TRAFFIC CONTROL LEGEND		NOTES		UTILITY TRAFFIC & RESTORATION, LLC  CUSTOMER NAME: WE ENERGIES PROJECT LOCATION: 7463 HARWOOD AVE CITY: WAUWATOSA, WI WORK DESCRIPTION: XXXXXXXX UTR JOB NO: 59132 PROJECT/P.O.#: 4782782 IO#76570 PREPARED BY: MATTHEW REITTER ORDERED BY: LINDSEY PARK DATE PREPARED: 9/22/2025	
 WORK AREA	 TYPE III BARRICADE WITH ATTACHED SIGN	• WB DIRECTIONAL ROAD CLOSURE SETUP ON HARWOOD AVE, TRAFFIC CAN ONLY TRAVEL EB BETWEEN WAUWATOSA AVE AND LINCOLN PL. • LANE SHIFT SETUP ON N WAUWATOSA AVE. • SIDEWALK CLOSURE ON THE SOUTH SIDE OF HARWOOD AVE. • SIDEWALK CLOSURE ON THE EAST SIDE OF N WAUWATOSA AVE. NO TRAFFIC CONTROL / WORK NOVEMBER 26TH TO DECEMBER 3RD (APPLIES TO ALL PHASES)			
 TEMP. SIGN SUPPORT	 TYPE III BARRICADE WITHOUT SIGN				
 TRAFFIC CONTROL DRUM WITH LIGHT	 TYPE II SIGN SUPPORT				
 TRAFFIC CONTROL DRUM WITHOUT LIGHT	 NO PARKING ANYTIME				
 42" GRABBER CONE	 ARROWBOARD				
 28" INCH TRAFFIC CONE	 PEDESTRIAN BARRICADING				
 FLAGGER	 TEMPORARY AUDIBLE MESSAGE DEVICE				

2025

CALENDAR YEAR

DECEMBER

CALENDAR MONTH

MONDAY

FIRST DAY OF WEEK

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
01	02	03	04	05	06	07
		Tree Lighting & Cookie Trail Harwood and Wauwatosa Aves 3:30pm-7pm				
08	09	10	11	12	13	14
		Holiday Train Stop ~3:30pm start State St.	Sip and Stroll			
15	16	17	18	19	20	21
Catalyst Crane proposed date	Catalyst Crane proposed date	Catalyst Crane proposed date				
22	23	24	25	26	27	28
		Holida	Holida			
29	30	31	01	02	03	04
		Holida	Holida			
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	01
					February	
02	03	04	05	06	07	08
09	10	11	12	13	14	15
					Valentines Day	

Phases	Work Description	Length
Phase 1		
Blanchard St	Conduit work on Blanchard	2 weeks
Wauwatosa Ave & Blanchard St Intersection	Get the conduits across Wauwatosa Ave, access manhole, and open back up for traffic.	1 week
Phase 2		
Wauwatosa Ave to State St	Head North on Wauwatosa Ave, starting north of MH72-691 (near State St.) and returning at a later date to complete connection	2-3 weeks
Phase 3		
Harwood/Wauwatosa Ave Intersection	Get conduits connected into manhole MH72-689 and head east to get out of intersection at Harwood and Wauwatosa	1 week
Phase 4		
Harwood Ave	start at middle of intersection at Harwood and Wauwatosa and work our way N/E to pole riser. With that, the traffic control on Wauwatosa would only be needed 3 days, while Harwood is restricted.	2 weeks
	Conduit heading S/E on private property	2 weeks

Jennifer Stilling

From: Maria Panno <director@wauwatosavillage.org>
Sent: Wednesday, November 19, 2025 4:12 PM
To: Jennifer Stilling; Mark Hammond; Mike Steiner
Subject: [External] Fwd: misc communication

Hi Jen, Mark, and Mike,

I hope you're all having a fabulous Wednesday; the sunshine today sure beats yesterday's rain!

You'll see that I've forwarded you an email from Mandel Group with their most recent interactions with the businesses and other folks impacted by the construction. I also see that you, Mike and Jen, had communications with Sarah about this as well which is great. I want to make it clear that the message conveyed to businesses, as well as what Sarah said at our last BID board meeting, when questioning the timing on the shutdowns was, "the city is pushing us to do this."

The businesses have made it clear that they double, if not triple their monthly sales in December in comparison to other months. The impact is pretty great and I don't appreciate the false advertising to the businesses as to why the shutdowns *need* to happen at simply the busiest time of the year.

When I lived in Chicago, one of my clients had a bank built right off Ohio in the city. If you're not familiar with the area, that's the heart of where you come in off the expressway. For whatever reason, the telephone lines had to go under the street and this was at the end of November. They ended up doing the work on third shift so that it had the least amount of impact on the traffic and businesses. I'm not sure that this is a possibility, but I don't believe it's been discussed for this piece of the project for Mandel.

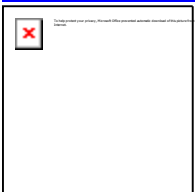
Our retail in the Village most often maintains a 10 am to 5 pm schedule, so the thought of "being out of the way when the people come to the Village," isn't true. The Village is busy all day, not just in the evenings. Don't get me wrong, I'm in full support of having a lot more residents in our area to help support all of the businesses in the Village. The timing just isn't ideal.

If you have any questions on this or would like to talk further, I'm happy to stop in City Hall, on Zoom, the phone, or whatever is easiest. The Village BID wants *everyone* to win!

Cheers to small local business,

Maria

Maria Panno
414-297-9285 o
630-728-3107 c
Wauwatosa Village BID
7603A W. State St.
Wauwatosa, WI 53213
www.wauwatosavillage.org



----- Forwarded message -----

From: **Sarah Hillenbrand** <shillenbrand@mandelgroup.com>

Date: Wed, Nov 19, 2025 at 11:25 AM

Subject: misc communication

To: Maria Panno <director@wauwatosavillage.org>

Maria – I’ve been able to touch base with all of these people below in the last 24 hours. Nat is good with hanging signage on the Swan building. And both Orange Theory and Ruby Tap would like signage saying State Street Station parking is open, accessible from 74th. We have a little time but lets please discuss what exactly you’d like these signs to say.

- **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.
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- **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.

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