



## Meeting Agenda Elm Grove Water Main Extension Project Wauwatosa City Hall – Committee Room 2 December 16, 2025

### Attendees

City of Elm Grove – Tom Harrigan, Richard Paul Jr., Andy Petersen

City of Wauwatosa – David Simpson, Boris Veleusic, Mike Steiner, Mike Maki, Adam Florin

#### 1. Coordination items and lead agency responsible

-Richard and Andy will be the Elm Grove lead contacts for design coordination. Maki will be the day-to-day primary contact and Steiner will support for Wauwatosa.

-Dave and Tom will coordinate agreements.

##### a. Public and private utility coordination

-**Wauwatosa calling in hotlines again.** Topo complete but need hotlines

-Probably should have a private utility kick off meeting. **Wauwatosa to set up.**

##### b. Environmental permitting

-Phase 1 needed for gas station. **Wauwatosa will check BRRS site**

-Future bore pit location may influence extent of environmental work

-**Maki to reach out to Contractor on boring operation requirements**

-Will proximity to corner of cemetery be an issue? Need SHPO coordination for PSC process. **Wauwatosa to contact Baxter and Woodman for PSC environmental impacts document.** Baxter did the environmental coordination and approvals for the last Elm Grove water main extension project.

##### c. Traffic control

-Will depend on limits of design. Maintain 2-way traffic.

-Coordination at RR and intersection may inform us on if a EB detour will be needed.

##### d. Stakeholder and public information meetings

-We will need another PIM to cover details of extension to tracks beyond the limits of the first project. **Elm Grove to review whether Phase 1 PSC meetings covered the expanded area to the west.**

-Small business group exists

-**Elm Grove to provide list of property owners along the corridor to Wauwatosa. Wauwatosa to set up joint PIM in coordination with Elm Grove.**

-Project will run water services to ROW.



- Elm Grove does not have a current ordinance requiring connection. Will Elm Grove pursue that?
- Extend WM to Village park in the future?
- Who reaches out on water services questions, Elm Grove or Wauwatosa?

e. Resident outreach

- Inform property owners on what to plan for. Talk to a plumber, plan for ultimate redevelopment of their parcel when sizing lateral. Wauwatosa to include sample outreach letter for residents at PIM.
- Will Marion Heights community well area be interested for future expansion?

f. Railroad coordination (if any)

- Depends on project limits. Planning for Phase 3 extension under the tracks should be done for 30% Phase 2 plans. Stay more than 25 feet away from centerline of eastern track to avoid railroad flagging requirements and additional coordination, if possible.
- Traffic control coordination as needed

g. Others?

2. Controlling design and construction standards – Wauwatosa, Elm Grove, both?

Both, using Phase 1 as the example. **Maki to send roadway plans to Richard/Andy so group can verify pavement replacement specs. Elm Grove will advise Wauwatosa on trench restoration requirements.**

3. Real estate process for construction easements/agreements with property owners (if any)

-Some parcels still described to centerline?

**893.28 Prescriptive rights by adverse user.**

**893.28(1)(1)** Continuous adverse use of rights in real estate of another for at least 20 years, except as provided in s. [893.29](#) establishes the prescriptive right to continue the use. Any person who in connection with his or her predecessor in interest has made continuous adverse use of rights in the land of another for 20 years, except as provided by s. [893.29](#), may commence an action to establish prescriptive rights under ch. [843](#).

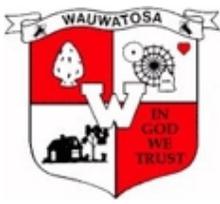
-State statute, case law, and precedence will likely result in no acquisition of ROW or construction easements since all work should be contained within roadway limits.

4. Assessments

- TID project plan extents are the RR tracks
- TIF will fund main, services to be paid for by parcels?
- Elm Grove to discuss with legal their approach of assessing services**

5. Committee and Council board approvals

- Wauwatosa/Elm Grove agreement trending toward Jan '26 councils
- Wauwatosa to provide Scope and Estimate of Fees**
- Wauwatosa to provide design Schedule as it comes into focus**



6. Elm Grove/Wauwatosa agreement – next steps

**-Elm Grove to update agreement from previous phase by week of 1/5 and consult with attorney.** Wauwatosa needs final agreed to agreement by 1/15/26 if it will be included in the January, 2026 board and council cycle.

7. PSC application process

- Wauwatosa to take lead, work with Baxter and Woodman again
- Some parts of the application will need information from Elm Grove

8. Bidding and construction management responsibilities

- Wauwatosa to publicly bid project and perform construction management services
- Looking to be a Spring 2027 construction project