



Office of the Director of Public Works  
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## DPW Facility Need & Implementation Strategy

### What makes up a Public Works Facility?

Heated Equipment Storage & Offices/Employee Facility  
Mechanics/Service Garage – includes work on Police & Fire equipment  
Fueling station – includes Police & Fire equipment  
Road Salt Storage Facility  
Cold Storage – Storage of seasonal equipment & material that does not need to be heated  
Storage Facility for topsoil & road patch material  
Protected & separated area for chemicals and petroleum products  
Equipment wash area  
Storm Water facilities per DNR requirements

**Why does the City need to upgrade these facilities?** The current public works garage located on Pabst Avenue is:

- Not large enough to house all the current equipment. The Department has fewer personnel but is doing more with specialized equipment. The City loses precious time by moving equipment in and out because something is in the way of the equipment that is going to be used for the day or to attend to an emergency.
- Facility is not fire protected which means that if the building were to start on fire, nearly 6 million in equipment would be lost. It takes 9 months from the time you put your order in to when you get a plow truck. The City operates 10 plow trucks during a winter snow event.
- Cost of installing a fire suppression system in a building of this age is very high and the City would need to upgrade its service piping to reach the back storage facility.
- Current facility was built in the 1940s and the insulation and wiring were built for that standard. Heating costs are high and the electrical system is questionable.
- The roofing is in very poor condition and needs replacing
- Mechanic area needs upgrading to meet compliant “exhaust” standards
- Certain bathroom and locker room facilities need to be upgraded to be compliant with law
- Salt storage facility is too small and can only hold 30% of the City’s seasonal use. In addition, the pavement needs to be removed and replaced to be Department of Natural Resource’s compliant.
- The Whitnall yard and the Pabst Facility are not secure and need fencing and card operated security gates.



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**Implementation Strategy**

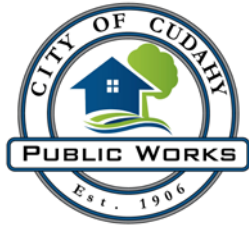
**To Date:**

- In 2015 City purchased a 2 acre site adjacent to the existing Whitnall Avenue site. Purchased of property approved by Common Council September 15, 2015. Purchase made December 17, 2015.
- Request for construction of Salt Shed began as part of a 2016 Capital item request that began in November 2015 and was submitted to the Finance Committee on January 19, 2016 & again on February 2, 2016 & approved on February 17, 2016. Funding was obtained from a April 2016 borrow

List of Projects from City Included in G.O. Notes Series 2016B

Request by	Description	Amount
CITY	City Hall Roof Replacement - Phase II	425,000
DPW	DPW-5 yd Patrol truck w/rolloff & wing	275,000
DISPATCH	Fire & Police Department Radio Conversion	350,000
POLICE	Police - Upgrade telephone & voice recording system	75,000
Emergency Management	Replace Tornado Sirens (2)	40,000
DPW	DPW Salt Dome	350,000
	Total Considered	1,515,000

- Contract to prepare a needs analysis, location & building plans for the salt shed, site layout and conceptual building plan for future DPW garage and administrative offices was approved by the Board of Public Works on December 12, 2016 & by the Common Council on December 20, 2017
- Presentation of Needs Analysis, Future DPW Facility Site Layout, Salt Shed Design and layout & conceptual plan of future DPW Garage & Administrative Offices held in front of the Board of Public Works May 22, 2017. Presentation also made to the Common Council on June 6, 2017 (no action was required as it was a presentation only)
- Because a portion of the site is owned by the Water Utility and a portion of the site is owned by the Storm Water Utility the facility needs to be on a combined site with only one owner. Back in 2004 the site was purchased by the Water Utility for the purpose of having a place to store spoils from water breaks and to eventually have property to build a public works facility. At that time the Water Utility had the cash to purchase the property and the City did not. It was felt that it would be in the best interest of the City to have the Storm Water



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Utility own the parcels so on May 25, 2017 the Water Commission was asked to sell the Water Utility owned asset to the Storm Water Utility.

- The two separate parcels need to be joined into one parcel by way of a Certified Survey Map. In addition, the City Municipal Code requires that all public building use be approved as a "Conditional Use" in any zoning district. The zoning is M-1 Manufacturing so the use is conducive to the zoning. The CSM and the Condition Use requires approval by the Plan Commission. The Plan Commission's responsibility is to approve or disprove the use for the zoning. A conditional use requires a Public Hearing on the use, so on June 13, 2017 a public hearing was held for the use. It was tabled.

### Future

- The conditional use will go back to the Plan Commission on July 11, 2017
- Grading of the site, installation of the pollution control devices (storm water facilities) and the construction of the salt storage shed and fencing should begin as early as late fall and the salt shed should be built by August 2018.
- Construction of a cold storage building would be scheduled sometime in 2019.
- Construction of the Garage & Administrative Offices is dependent on funding.

### Funding Sources

- Storm Water Utility
- Sanitary Sewer Fund
- Recycling Fund
- General Taxes
- Grants