

CITY OF WAUKESHA

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633

MEMO

To: Common Council, Mayor Reilly, City Administrator Lahner

From: Director of Public Works, Director of Community Development

Date: April 3, 2018

Re: Construction of Dumpster Enclosure Downtown

At the last Common Council meeting there was a bid award on the agenda for a new dumpster enclosure in city parking lot #3. The item was placed on hold by the Council with a request for more information regarding the project. The additional information is below and the staff is asking for approval of the bid on Thursday so we can award the contract. The grant funding expires in June so the project must be approved and completed as soon as possible.

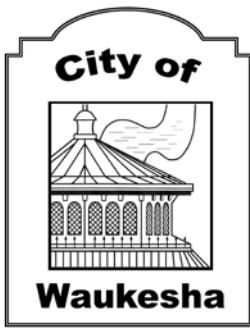
The need for additional shared dumpster space has been noted for some time, however, the need was accelerated when a successful downtown business wanted to expand, but had space limitations for trash bins. Most properties downtown have buildings that extend from lot line to lot line. It is a development pattern that is unique to downtown.

As noted in previous discussions with the Council, the property value per acre is much higher in the downtown area as compared to other parts of the city due to the compact development pattern downtown. We can maintain that dense traditional pattern (and high value) by providing businesses shared amenities such as parking and dumpster enclosures. This allows businesses to maximize their taxable footprint. With every square inch of property downtown being very valuable – we want to maximize development potential on private properties to allow businesses to expand or offer different amenities that take advantage of the unique location downtown.

There has been a great desire by the Council to attract additional businesses to Downtown Waukesha. While not seeming like a large economic development incentive, shared parking and dumpster enclosures are two things the City can provide that can aid businesses in locating, or expanding in our Downtown. As compared to other municipalities, Waukesha does not have a great number of incentives that we can offer businesses, providing a shared dumpster enclosure is one perk that we could provide.

It was determined that the best location for the dumpster within the parking lot is along the Riverwalk, this is also a highly visible location. Because the back and sides will be visible for people walking along the Riverwalk, it has been designed with very high-quality materials. These are the same requirements that the Plan Commission design standards would require of any private developer or business in the City of Waukesha.





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As business change downtown the users of the enclosure will also change. Because of changing tenancy of businesses downtown, the changing needs of businesses and expected redevelopment of the properties to the west, this dumpster enclosure has been sized to accommodate additional businesses as the need grows in the area. Some businesses may not need to use the shared dumpster enclosure now but may in the future or new businesses that move in may need to use it.

The County CDBG Board has approved using CDBG funds in the amount of \$30,688 for the construction of the enclosure. This would defray the cost of construction and result in a balance of \$27,000 to be covered by City funds remaining from a previous capital project downtown. However, the grant funds expire in June of 2018 so time is of the essence.

Public Works and Community Development are working with the City Attorney to draft a user agreement for users of both this dumpster enclosure and the existing enclosure. This agreement will include a user fee and will come back to the Council for approval.

A second shared dumpster enclosure will help alleviate some of the capacity issues of the current enclosure. Currently those dumpsters are emptied 6 times per week and there are still capacity issues. The current dumpster enclosure is used by 8 businesses, including 4 restaurants, that have no other options for their garbage. Waste disposal for businesses downtown has been for a very long time and will continue to be a major issue and deterrent to growth unless addressed.

