



**Department of Public Works**  
Milwaukee Water Works

**Ghassan Korban**  
Commissioner of Public Works

**Preston D. Cole**  
Director of Operations

**Carrie M. Lewis**  
Superintendent of Water Works

April 11, 2016

Alderman Nic Kovac  
City of Milwaukee  
Common Council  
City Hall, Room 205

Dear Alderman Kovac and Interested Parties:

We are pleased to inform you that repairs and restoration work on the North Point Tower will begin this month. Here is an overview of the \$245,760 project.

**Exterior facade work**

- Removal and replacement of three stone finials. Contractor to manufacture new finials with similar and approved materials.
- Stone facade repairs including removal and replacement of damaged stone, tuck pointing of mortar, crack repairs, and removal of organic debris.
- Wood window restoration including repair of damaged frames, sealant application to window perimeter, paint finish application at frame, and selective glass replacement.

**Interior work**

- Removal of existing cast iron floor plates and replacement with galvanized plates
- Interim repairs to selective cast iron stair treads and partial stringer repairs
- Grout injection at brick masonry exhibiting step cracks

The tower will not be covered in scaffolding. The contractor plans to use a semi-circular swing stage suspended from the tower above. This swing stage will move up and down the building as the work proceeds. Temporary security fencing will be in place. Work may temporarily require a traffic lane for equipment and supplies. We will work with the contractor to minimize the impact on traffic.

Weather permitting, the work will begin this spring and continue through the summer, with completion in the fall should there be rain delays.

The Department of Public Works (DPW) has hired the consulting firm EXP to provide the design and contract documents for this work. EXP inspected the tower in 2014. The general contractor is Marion, Inc.

Capital funding to repair and paint the roof will be requested for 2017.

Page Two

We appreciate the historical significance of this structure and received a Certificate of Appropriateness from the City of Milwaukee Historic Preservation Commission for the work. All required repairs will match the existing materials and architecture of the building.

The North Point Water Tower has been a visual landmark since its construction in 1873-1874. It has been recognized by a number of institutions including the Milwaukee Landmarks Commission (1968), the Historic American Building Survey (1969), National Landmark of the American Water Works Association (1969), National Register of Historic Places (1973), and local Milwaukee Historic Designation (1986).

Should you have any questions, please call DPW Architectural Project Manager Michael Krause at (414) 286-3296.

Very truly yours,



Carrie M. Lewis  
Superintendent

CML:sls

Cc: Historic Water Tower Neighborhood Association  
Friends of Lake Park  
The East Side Business Improvement District  
Phill Trewyn, Mueller Communications  
Jeff Bentoff, VP Communications, HWTNA  
Sally Peltz, President, HWTNA  
Kathy Bond  
Evan Solocheck  
Ghassan Korban, DPW Commissioner  
Sandy Rusch Walton  
Michael Krause  
MWW: Dan Welk, Neal Schutz, Roz Rouse, Nikki Jackson