

SPECIAL
PUBLIC WORKS & HIGHWAY COMMITTEE MEETING MINUTES

September 9, 2014
Village Hall Board Room

CALL: Chm. Kaminski called the meeting to order at 5:30 p.m.

ROLL CALL: Chm. Kaminski, Trustee Members Zabel, Vanderheiden (5:34 p.m.), and Warren. Also present were Dir. Ludwig, Engr. Bischke, Fire Chief Weiss and Secretary Wick.

MOTION made by Zabel, seconded by Warren to move to Item “B” under NEW BUSINESS of the Public Works & Highway Committee Meeting Agenda.

Motion carried unanimously.

CONSIDERATION OF DELAYING RIVERSBEND LANE RECONSTRUCTION PROJECT TO YEAR 2015 AND EVALUATING ADVANCING RIVER CREST DRIVE PROJECT TO 2014 CONSTRUCTION: Dir. Ludwig received confirmation from Panda Restaurant Group’s Attorney who had given the Village permission to complete construction on Riversbend Lane even though the acquisition of the land was not fully completed. Engr. Bischke noted other considerations included re-locating a utility pole before work could commence at the intersection, and, Payne & Dolan’s crew would have to be available to do the work for the rest of the season.

MOTION made by Zabel, seconded by Kaminski to direct staff to complete Riversbend Lane reconstruction in Year 2014.

Motion carried 3 -1(Vanderheiden abstained)

ADOPTION OF VARIOUS LOCAL ROADS INTO YEARS 2015 & 2016 LOCAL ROAD IMPROVEMENT PROJECTS: Engr. Bischke looked to the Committee to determine whether various roads should be included in the year 2015-2016 Local Road Improvement projects in addition to the Donges Bay Road project. WISLR (Wisconsin Information System for Local Roads) requires the Village to complete a Paser Rating every two years. Based on those ratings, the WDOT estimated \$17.2 million of capital road improvements needed. Currently 1.4% of the Village’s roadway conditions had ratings of 1 or 2 which was considered severe. Engr. Bischke provided the Committee with a list of projects in which the Village Board had invested in two geotechnical engineers to evaluate the roads based on the five year plan. The Tables below were provided to the Committee for review and discussion. Estimated costs of the projects were based upon past project costs plus 4% annual escalation. The only roads left in queue that had a geotechnical analysis were the remainder of the roads in the Old Farm East Subdivision. In closing, Engr. Bischke suggested the Committee prepare another menu of roads for analysis by a geotechnical engineer in the year 2016. A recommendation for the 2016 road projects was not needed at this time unless the Committee wanted to budget accordingly. Discussion included:

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- Concord Road should be completed over Country Aire Drive as it was believed Concord Road supplied more traffic especially with the school zone; The WDOT Traffic Counts were believed to be low;
- Wouldn't mind approving roads for years 2015 and 2016 so Country Aire Drive would get done either year;
- It didn't make sense to reconstruct Concord Road if water main was needed and the road would need to be reconstructed again;
- A previous petition of the Concord Road neighborhood did not want water main;
- It would make sense to have a water main in Concord Road to complete the loop; there is no fire protection for approximately 800 feet; The Water Utility could provide the project and eventually the residents would hook up; The Water Utility currently is in need of funding and having an extra year to save would be a good idea. Water rates will be discussed in the near future;

Old Farm East Subdivision:

Project	Consultant Recommendation	2013 PASER Rating	Average Daily Traffic	Est. Cost in Yr. 2015
Auburn Ln (Fieldstone Pass to Hedge Way)	Remove & Replace Asphalt ¹	3	80 (Yr. 2000)	\$145K
Brook Hollow Ct (Termini to Brook Hollow Dr)	Remove & Replace Asphalt ¹	4	40 (Yr. 2000)	\$21K
Brook Hollow Dr (Hedge Way to Old Farm Rd)	Remove & Replace Asphalt ¹	4	150 (Yr. 2000)	\$111K
Fieldstone Pass (Wagon Trl to Donges Bay Rd)	Remove & Replace Asphalt ¹	3 5 (528')	150 (Yr. 2000)	\$344K
Hedge Way (Ridgeview Ln to Old Farm Rd)	Remove & Replace Asphalt ¹	3 4 (158')	40 (317' Yr. 2000) 150 (Yr. 2000)	\$120K
Old Farm Rd (Wagon Trl to Field Stone Pass)	Remove & Replace Asphalt ¹	3	150 (Yr. 2000)	\$289K
Ridgeview Ln (Old Farm Rd to Donges Bay Rd)	Remove & Replace Asphalt ¹	3	150 (Yr. 2000)	\$145K
Timberline Ct (Old Farm Rd to Termini)	Remove & Replace Asphalt ¹	3	80 (Yr. 2000)	\$111K
Subdivision Total				\$1,286K

¹ GZA GeoEnvironmental Geotechnical Engineering Report, Aug. 23, 2012

Other Projects:

Project	Consultant Recommendation	2013 PASER Rating	Average Daily Traffic	Est. Cost in Yr. 2015
Concord Rd (Division Rd S to Pilgrim Rd)	Full depth Removal & Reconstruction ²	3	350 (Yr. 2000)	\$475K
Concord Rd. (Nigbor Dr to Water St)	Connect water main system gap ³	n/a	n/a	\$251K ⁴
Country Aire Dr N (Bonniwell Rd to Pioneer Rd)	Full depth Removal & Reconstruction ¹	3	550 (Yr. 2003)	\$531K
Maple Rd (Cedar Ln to Rockfield Rd)	Pulverize & Overlay ¹	2	350 (Yr. 2003)	\$234K
River Crest Dr (County Line Rd to Termini)	Full depth Removal & Reconstruction ²	3 5 (211')	150 (422' Yr. 2000) 350 (Yr. 2000)	\$254K

¹ GZA GeoEnvironmental Geotechnical Engineering Report, Aug. 23, 2012

² PSI Geotechnical Engineering Services Report, Sep. 16, 2011

³ Earth Tech Water System Master Plan, Nov., 2003

⁴ Other funding source (e.g., Water Utility, Special Assessment)

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Donges Bay Road Projects:

Project	Consultant Recommendation	2013 PASER Rating	Average Daily Traffic	Est. Cost in Yr. 2015
Donges Bay Rd (Division Rd to Pilgrim Rd)	Pulverize & Overlay w/ EBS ⁵	3 5 (792') 6 (581')	2,100 (581' Yr. 2013) 1,500 (Yr. 1998)	\$722K
Donges Bay Rd (Pilgrim Rd to Magnolia Dr)	Pulverize & Overlay w/ EBS ⁵	3	2,400 (Yr. 1998)	\$639K

⁵

R.A. Smith National Pavement Type Selection Report, Dec. 21, 2012

MOTION made by Vanderheiden, seconded by Warren to forward to the Village Board with a positive recommendation to adopt the 2015 Local Road Improvement Projects as presented by staff:

Project	Consultant Recommendation	2013 PASER Rating	Average Daily Traffic	Est. Cost in Yr. 2015
Donges Bay Rd (Division Rd to Pilgrim Rd)	Pulverize & Overlay w/ EBS	3 5 (792') 6 (581')	2,100 (581' Yr. 2013) 1,500 (Yr. 1998)	\$722K
Country Aire Dr N (Bonniwell Rd to Pioneer Rd)	Full depth Removal & Reconstruction	3	550 (Yr. 2003)	\$531K
River Crest Dr (County Line Rd to Termini)	Full depth Removal & Reconstruction	3 5 (211')	150 (422' Yr. 2000) 350 (Yr. 2000)	\$254K
Year 2015 Total				\$1.507 million

Motion carried 3 – 1 (Zabel)

DEVELOPER AGREEMENT – HILLSTONE APARTMENTS: Dir. Ludwig reported Hillstone Apartments consisted of two multi-family residential buildings proposed along Fond du Lac Avenue. Public improvements included public water main, fire hydrant and sidewalk on the west side of Fond du Lac Avenue. A Developer's Agreement was prepared and reviewed by the Village's Attorney. Minor changes within the Agreement were drafted and accepted by the developer.

Trustee Zabel questioned the verbiage in Section 1.04 (4) regarding the sweeping practices and requested the Section to be modified to clarify that the Developer was responsible for street cleaning.

Scott Bence, Developer, was in agreement with the developer being responsible for street cleaning and noted language within the Erosion Control Permit stated the owner's responsibilities on street cleaning.

MOTION made by Zabel, seconded by Kaminski to forward to the Village Board with a positive recommendation to approve the Developer's Agreement for Hillstone Apartments located on Fond du Lac Avenue.

MOTION made by Zabel, seconded by Vanderheiden to *amend* the Motion to re-word Section 1.04(4) of the Hillstone Apartments Developer's Agreement which should clarify the contractor's responsibility for street cleaning with Village assistance only if necessary and billed back to the developer.

Motion as amended carried unanimously.

Original Motion carried unanimously.

REQUEST AUTHORIZATION FOR LATERAL CONNECTION IN COMMERCE CIRCLE WITHOUT WATER MAIN EXTENSION – W188 N10707 MAPLE ROAD:

Engr. Bischke stated with the association of the Lannon Road Water main Extension project in which the Village bored under Hwy 41/45, the contractor worked with Russ Anderson, developer, to request permission to bore underneath Commerce Circle (private road), and utilize Mr. Anderson's property as a staging area for the project. During the project Mr. Anderson who currently had a holding tank system thought connecting to the public sanitary system would be a benefit during this project. Engr. Bischke clarified the Village was working on the water main system and not the sanitary system. A GIS map of the area was explained to the Committee. An existing water main with a stub was pulled back to provide the elevation needed to get under the freeway. Instead of putting in a bend, a "T" was used to provide for a future extension. Mr. Anderson wanted to connect to the "T" with a 1-1/2" to 2" private water lateral. Historically the Committee required full frontage installation in order to make the connection. Village Ordinance stated "Unless or until such time as a municipal water supply is available to serve a building in which installation of an automatic sprinkler is required, connection of the system to a water supply shall not be required; however, all design characteristics of systems installed under this section shall include provisions for eventual connection to a municipal water supply. All fire sprinkler systems installed under the requirements of this section shall be connected to a municipal water system within 6 months after water mains to serve the building are available for use."

Russell Anderson, W188 N10707 Maple Road, stated he had wanted to get rid of his holding tank for a couple of years. He was unaware of the water main project taking place until his property was used for staging equipment and his road being torn up. He was never notified of the upcoming project. Mr. Anderson cooperated with the contractor and it was suggested he could install a 1-1/2" stub and hook up the force main which he already had installed. As long as the road was open, it was a good time to hook up and get rid of the holding tank. The question of the Fire Department was whether he had to hook up the sprinkler system in the building. He was unaware of the rules. He would like to hook up to the 1-1/2" water main and hook up the force main if allowed. Another option could possibly be to just hook up to the force main and put the pumps into the building and get rid of the holding tank.

Discussion continued on the locations of the water lines and force main.

Craig Rossman and Steve Smith, Fire Safety Inspectors with Germantown, were informed developer Russell Anderson wanted to connect to the water system. In doing inspections over the years, the Andersons chose to install an interim sprinkler system in to a portion of their building. The dry system was not connected to any water. Once the department is at the scene of a fire they could possibly connect to it and supply the dry system. The building is an

unprotected building and if a fire would occur it would go rapidly. In closing Mr. Rossman stated there was an agreement, the Fire Department had all of the prints related to the system, and the Village Ordinance adopted in 1989 stated the developer had to hook up to the water supply for the fire suppression. The Village's Sprinkler Ordinance was stricter than the State. Engr. Bischke added that the contractor installed an 8" pipe beyond the "T".

Steve Smith, Fire Department Inspector stated when the water system went in up to the property line, Commerce Circle did not exist. Currently tenant space has changed and therefore after eighteen years, he would like to see the sprinkler system working.

Fire Chief Weiss stated the dry sprinkler system did not serve the purpose of what a fire sprinkler system is designed for. When a water main service is installed, it is more expensive to put the sprinkler system in post construction vs. preconstruction. A visual detail was given on the building with the sprinkler system and exterior water connections; the purpose of a sprinkler system is to control a fire before the fire department arrives.

Chm. Kaminski clarified the Anderson's wanted to connect to a small water main but the main goal was to eliminate their holding tank and connect to the sanitary sewer system. Will the Committee insist the developers' hook up to water? Chief Weiss stated the agreement/ordinance was when water was available which it currently is, the owners would have to connect.

Trustee Vanderheiden noted by Village Code, the owner who would like to connect at the corner of their property would need to extend the water line to their property limits which would be expensive.

Trustee Zabel stated Commerce Circle was a private road so the only frontage they actually have on a roadway was on Maple Road. There could be a compromise where the developer could connect to the water main that had been extended one length (20 ft.). The developer could connect with an 8x6 "T" and run a 6" to their fire protection and tap off of the domestic feed for the building and sign a waiver that if water main would ever continue down Commerce Circle, the developer would agree to be assessed on that extension. This would be considered a private lateral unless a hydrant was required and then the hydrant either becomes public, or private with a maintenance agreement.

Chm. Kaminski felt the compromise would respond to the Fire Chief and his needs, in keeping with the Village Ordinance, and the Developer's Agreement the Village has with the Andersons.

Craig Rossman, Fire Dept. Inspector suggested the Anderson's contact their Insurance Company as there might be some help as far as hooking up to a fire suppression system. Municipal water would add value to the property.

Roy Anderson, W188 NB10707 Maple Road, questioned why everything couldn't be left the same. The building had sat vacant for three years. They were trying to get tenants in and voiced concerned about the costs of municipal water. They just wanted to get rid of the holding tank and connect to the sewer.

Additional comments:

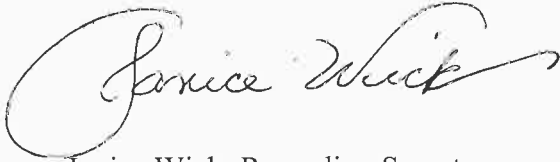
- Years ago, water was installed 15-20 feet from the Anderson property line and stopped. The Anderson's installed a water line at their cost when they developed the Gander Mountain site and it has been there for 25+ years. The Developer's Agreement stated when there was an addition to the building, the developer would have to install a sprinkler system. They were grandfathered on the existing building. 7200 sq. feet were added on to the existing building and sprinkled but water was not available at that point. When Commerce Circle was being developed, the Andersons' put the water line in at their cost and turned the water line over to the Village with an easement. They would like everything to remain the same and just get rid of the holding tank.
- The Lannon-Appleton Water Main extension prompted the Andersons to consider connecting a 1-1/2" to 2" private water lateral to the public main near his property. This request had prompted the requirements of the Village's practice to extend public water main full frontage as requisite to private lateral connection which in the Andersons' case would be 700 l.f.
- Chm. Kaminski was fine with the Andersons' just connecting to the sewer if the Village could find a way to monitor it. It was suggested the Committee revisit this topic as development continues in the area or one year from now when maybe economically things would look better.
- Trustee Zabel agreed the development should not be on a holding tank. The Village's Ordinance as it related to monitoring water, Trustee Zabel assumed the Village could install a meter on a private water feed. He also saw the need for fulfilling the contractual agreements made with the Village in the past which stated when water became available the developer will connect. Mr. Anderson clarified their agreement was when they added on to the building, they would hook up. Water had been available for 20+ years. A past building addition was sprinkled but there was no water to hook up to at that point. Later when Commerce Circle was developed, the water main was installed. When the Village hooked up the water main to go across Hwy 41/45 that water main in Commerce Circle was there along with the fire hydrant.
- Fire Chief Weiss' recommendation had to be by what the Ordinance said. He understood the issues and stated if the Committee decided not to require the developer to hook up to the main, he would like the Committee to consider requiring the developer to install a monitored alarm system in the entire building.
- The Anderson's should research costs to install a 6" main from the existing main for approximately 200 feet.
- The current sprinkler system should be evaluated for any possible updates;

MOTION made by Zabel, seconded by Warren to postpone action on the lateral connection in Commerce Circle, W188 N10707 Maple Road, until the October, 2014 Public Works and Highway Committee Meeting to allow the Andersons' to research future costs on installing a water line for fire protection.

Discussion continued and suggested the Andersons' research costs on a monitored alarm system and verify the existing sprinkle system met the current Code. Chief Weiss agreed even though the system would not be optimal, his inspectors would work with the Andersons' on the option which would allow for a quicker response time in the event of a fire.

Motion carried unanimously.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:47 p.m.

A handwritten signature in cursive script, reading "Janice Wick". The signature is fluid and elegant, with a large initial "J" and a long, sweeping underline.

Janice Wick, Recording Secretary