

CITY OF DELAFIELD LAKE WELFARE MINUTES

CALL MEETING TO ORDER

K. Attwell called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Kent Atwell
Jerry Bills
Jerry Burg
Jerry Dunnick
Gayle Gaborsky
Lou Scopp
Gary Pratt
Don Tills

Absent

Lynn Morrison
Ken Wiedmeyer

K. Attwell welcomed Lou Scopp to the meeting, noting Mr. Scopp would be representing the Village of Nashotah at future Lake Welfare Committee meetings.

1. APPROVE MINUTES OF SEPTEMBER 10, 2007

J. BURG MOTIONED TO APPROVE THE LAKE WELFARE COMMITTEE MEETING MINUTES OF SEPTEMBER 10, 2008, AS PRESENTED. D. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. CITIZEN'S COMMENTS ON ITEMS PERTAINING TO THE AGENDA

There was no one present wishing to speak at this time.

3. OLD BUSINESS

- a. MICHELS BOATHOUSE

Jim Siepman, realtor, representing Mike and Sue Michels was present and explained the Michels had purchased one of the three lots being developed by J. Siepman on the south end of Upper Nashotah Lake. He went on to explain the Michels had purchased two of the original lots in the development and combined them into a large single lot. In addition, they worked hard to preserve the natural character and beauty of the lot with regard to specific minimal tree removal and protection of the environmental corridor on the property. With regard to the boathouse, he explained, the Michels had chosen a site on the shoreline that was protected from the view of neighboring properties and would also allow

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the boathouse structure to be built into the steep grade of the shoreline so that it would be minimally visible from either side and would only have a view of the front and doors from the lake.

Mike Michels explained his family had lived on lakes for the past 20 years and had purchased this property for its unique nature and relationship to the lake. He stated he had worked hard to protect the lot and noted the location of the boathouse on a site map for the Committee. In addition, he explained the boathouse would require little excavation as the top of the boathouse would be at the same level as the top of the hill with the roof slightly sloped toward the house to allow water collected through gutters to run off toward a natural lower swale to the lake as part of the lot's topography. There would be limestone steps to the lake on one side of the boathouse and he hoped to place a rain garden near the boathouse as well. He went on to explain he did not like the look of multiple piers from a dock extending out into the lake and for that reason, he wanted to have an aesthetically pleasing boathouse where his boats could be stored indoors, with a minimally invasive look to the shoreline.

J. Siepmann explained the rain gardens shown on the site map had not yet been fully designed and would be done by a regional designer with experience in this type of planting. He stated they would be similar to the rain gardens found on the Mission Woods development.

In response to a question, M. Michels explained the top of the boathouse would not be visible from neighboring properties due to the topography and nearly 100 feet of trees located on either side extending from the boathouse to the side property lines along the lakeshore.

M. Michels then shared a depiction of the internal portion of the boathouse and noted with three little boys, he thought it would be prudent to place a small bathroom inside the boathouse in the proposed location.

J. Burg explained there was an ordinance currently proposed stipulating that plumbing would not be allowed in boathouses of the future.

D. Tills explained the changes had not yet been approved by the Plan Commission and Common Council; however, he did not like seeing plumbing inside a boathouse. He questioned the size of the boats as he thought approximately 900 square feet seemed a bit large for a boathouse.

M. Michels stated his boats were 8 by 24 feet and with the winch system required for each, the size was necessary as requested. He thought the size issue should be addressed through changes to the City ordinance as

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he thought they could be allowed to be quite large with the current verbiage.

J. Bills stated he was concerned about the riprap being placed along the shoreline as specified in the site map. J. Siepmann noted the slope in the water was very gradual in the immediate bay and there had been a mistake made in the drawing as the intention was to have the riprap only placed immediately in front of the boathouse. M. Michels stated another reason he had requested this boathouse was to alleviate the need for a lengthy dock out into the water from his property in order to launch his boats.

D. Tills noted the request complied with current code requirements; however, he recommended checking the lighting requirements. J. Siepmann stated the lighting proposed was "cut off" lighting and would only be on in docking situations if necessary. M. Michels stated he did not like seeing lights shining on the water in the nighttime as well and thus had planned for this type of lighting to minimize the effects.

G. GABORSKY MOTIONED TO RECOMMEND TO PLAN COMMISSION APPROVAL OF THE MICHELS BOATHOUSE AS PRESENTED, WITH REMOVAL OF THE DEPICTED RIPRAP. IN ADDITION, THE LAKE WELFARE COMMITTEE RECOGNIZES THAT THE CURRENT CODE IS MET IN THIS CASE; HOWEVER IT CONTRADICTS THE PROPOSED RECOMMENDATION FOR THE NEW BOATHOUSE CODE WITH RESPECT TO HAVING PLUMBING IN BOATHOUSES. J. DUNNICK SECONDED THE MOTION. J. BILLS REQUESTED CONSIDERATION BE GIVEN TO REMOVAL OF THE RIPRAP EXCEPT FOR IMMEDIATELY IN FRONT OF THE BOATHOUSE. WITHOUT OBJECTION FROM THE SECONDER, G. GABORSKY AMENDED THE MOTION TO INCLUDE THE RIPRAP BEING ALLOWED ONLY IMMEDIATELY IN FRONT OF THE BOATHOUSE. D. TILLS STATED HE THOUGHT IT WAS IMPORTANT THE PLAN COMMISSION UNDERSTOOD THE COMMITTEE REMAINED OPPOSED TO BATHROOMS IN BOATHOUSES. J. BILLS COMPLIMENTED THE MICHELS FOR INCLUSION OF A RAIN GARDEN IN THIS PLAN. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

b. HAJINIAN BOATHOUSE

There was no one present wishing to speak to this item at this time.

c. WEIGEL BOATHOUSE

Fred Wiegel, owner, and Roman Irwinski, Construction Manager for the proposed boathouse project, were present to address the Committee regarding remodeling of the current boathouse located at 1445 Milwaukee Street.

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R. Irwinski explained he had just finished construction of a new home and was near completion of a new garage on the property for F. Wiegel. He distribute photos to the Committee and explained the current boathouse would no longer match the architectural style of the new home and garage. As a result, F. Wiegel was requesting an update of the boathouse be allowed to take place to match the style of the new home and garage. He explained composite cement board type siding would be utilized along with a brick belt and a stone sill to match the house. Further there would be three stone "piers" constructed from the top of the boathouse house to the top of the railings on the boathouse. A new style door was proposed to match the house and removal of two current windows on the lower level of the boathouse was being proposed as well. There was no proposed changes to the size of the boathouse.

In response to questions from the Committee, R. Irwinski explained the dimensions of the boathouse were approximately 29 ft. by 16 ft. with the distance from the ground to the top of the boathouse being 11 feet in height. The boathouse was clearly visible from the neighboring properties and included nearby trees and mulch at the base of the trees surrounding the boathouse.

J. Burg questioned whether a rain garden had been planned for the property. R. Irwinski explained there were no rain gardens planned at this time as the roof was pitched to direct water into gutters and downspouts that would direct water through a pipe to a catch basin near the house (similar in design to a French drain) that would allow water to overflow the catch basin and bubble up into the lawn to disperse water in rainfall events. Water would not be directed directly into the lake in this manner.

F. Wiegel stated he was not aware of a rain garden concept and was not requesting any change to the boathouse other than to make it match the look of his house and garage. He had spoken to both neighbors about the proposed boathouse changes, had not heard any comments, and they were not present to speak.

K. Attwell explained the purpose of the Committee with regard to education of residents about rain gardens and then went on to explain a rain garden concept and related benefits to the overall quality of the lake.

Discussion ensued regarding potential locations of a rain garden on the property. Suggestions were made to F. Wiegel regarding placement of a rain garden on his property and information distributed regarding plantings and benefits to the lake.

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J. BURG MOTIONED TO RECOMMEND APPROVAL OF THE WEIGEL BOATHOUSE AS PRESENTED, WITH CONSIDERATION BEING GIVEN TO DESIGN OF A RAIN GARDEN. L. SCOPP SECONDED THE MOTION. G. GABORSKY REQUESTED CONSIDERATION BE GIVEN TO CHANGING THE THICKNESS OF THE PIERS ON TOP OF THE BOATHOUSE AS SHE THOUGHT IT SHOULD MATCH THE HOUSE AND SHE WAS CONCERNED FOR THE VIEW OF THE NEIGHBORS WITH 16" THICK PIERS AS PRESENTED. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

d. DISCUSSION ON STATUS OF BOATHOUSE CODE

K. Attwell stated comments had been received from R. Dupler regarding requested changes to the proposed boathouse code heard at the most recent Plan Commission meeting. He shared those proposed changes with the Committee. There were no objections.

D. TILLS MOTIONED TO ACCEPT CHANGES TO THE BOATHOUSE CODE AS PRESENTED AND RECOMMEND APPROVAL OF THE REVISED BOATHOUSE CODE TO THE PLAN COMMISSION AND COMMON COUNCIL. G. GABORSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

a. DISCUSSION ON OCTOBER 16TH DNR PUBLIC HEARING AT ST. JOHN'S NORTHWESTERN MILITARY ACADEMY

K. Attwell welcomed Bonnie Fieber to the meeting for this evening. Next, he explained there would be a Public Hearing held on October 16, 2008 at the St. John's Northwestern Military Academy regarding the proposed Chapter 30 permit and associated dredging project on Nagawicka Lake. He outlined the notification methods for residents and noted Tom Hafner, as well as representatives from Foth and Van Dyke and the Department of Natural Resources (DNR) Staff would be present at that meeting to assist in providing information to residents about the project. The public hearing was designed to include a review of the Chapter 30 permit project and receive public comment on the project.

J. Bills suggested an announcement of the meeting be placed on the City's cable television channel for additional notification of residents.

B. Fieber questioned whether the City of Delafield had formally approved the project. K. Attwell explained that funding had been provided to pay for project costs to date and only preliminary approval for consideration of the project had taken place at this time. B. Fieber stated she thought

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it imperative to provide a timeline of information and process to residents.

K. Attwell agreed, noting it was imperative to provide accurate information.

It was suggested that the five planned neighborhood meetings be added to the possible schedule for the project so residents were aware of the many opportunities to provide input and opinion.

Discussion ensued regarding specific cost information and the related timeline associated with the referendum. Additional discussion ensued regarding the information to be presented related to cost estimates for the project. Consensus of the Committee indicated support for spreadsheet costs being presented as a reference sheet with K. Attwell providing the information at that meeting.

K. Attwell requested any additional ideas for information related to the schedule be emailed to him directly.

b. DISCUSSION AND POSSIBLE ADOPTION OF UPDATED TIME LINE WITH APRIL REFERENDUM

This item was discussed in Item 4A.

c. DISCUSSION ON DRAFT REFERENDUM LANGUAGE

K. Attwell distributed draft referendum language in the form of two questions for consideration and review by the Committee.

Discussion ensued regarding the potential changes to the questions for the referendum. He reviewed the process to be followed for consideration by this Committee of the referendum language, noting it would have to be reviewed by the City Attorney as well. Concern was expressed for having failure of the second question, as written, negating the success of the first question. Consensus from the Committee indicated support for having two separate questions that would allow a specific action to take place without negating the action of the other question.

Lee Krmpotich, 900 Hawks Hollow, stated he thought it important to remind residents that the project has the support of the DNR.

Additional discussion on the wording for the draft referendum language took place.

K. Attwell requested all Committee members to further review the language and bring any changes to the next Lake Welfare Committee

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meeting as he would like to have the Attorney review the draft language after that meeting.

Without objection from the Committee, K. Attwell returned to Item 4A on the Agenda.

With regard to the Public Hearing scheduled for October 16, 2008, K. Attwell explained there would be three pictures enlarged for the audience depicting the proposed dredging locations. He questioned whether the Committee would like additional photos shared as well. He thought the five project areas should be depicted individually along with the sediment trap. The Committee agreed.

d. DISCUSSION ON ROLLER MILL POND

G. Gaborsky explained the timeline for proceeding with litigation associated with the Roller Mill Pond. She noted access to the Mill Pond had been denied in recent weeks.

e. FOLLOW-UP DISCUSSION ON SMART GROWTH CHAPTER 3, AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

K. Attwell explained the Smart Growth Chapter 3, on Agricultural, Natural and Cultural Resources, had been shared at the last Lake Welfare Committee for comment. He questioned whether anyone had additional comment at this time.

G. Pratt stated he would like to see consideration given to the concept of individual developments or homeowners having to mitigate runoff from hard surfaces being developed.

D. Tills stated he thought concepts and actions from the Southeastern Regional Plan Commission documents for Nagawicka Lake should be considered and included in the Chapter recommendations as well as certain concepts and specific language referenced from the Lake Management Plan for the lake.

5. WORKGROUP REPORTS

a. RESTORATION REFERENDUM AND FUNDING

K. Attwell noted this item had been previously discussed earlier in the meeting, and he would update the schedule for the proposed project to provide clear communication to residents.

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6. CORRESPONDENCE

K. Attwell shared a colored architectural rendering of the new police and fire building and its proposed location on Department of Public Works site.

7. ADJOURN

J. DUNNICK MOTIONED TO ADJOURN THE OCTOBER 8, 2008, LAKE WELFARE COMMITTEE MEETING AT 8:50 PM. D. GREENWAY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes Prepared By:

Accurate Business Communications, Inc.