

CITY OF DELAFIELD PUBLIC WORKS COMMITTEE MINUTES

1. CALL MEETING TO ORDER

D. Jashinsky called the meeting to order at 6:33 p.m.

2. ROLL CALL

Present

Absent

Art Baumann
Pat Hawley
Dan Jashinsky
Ed Marek
Harold Roberts
Tom Hafner
Ron Miskelley

Bruce Neumiller

Also Present

Mike Court

3. APPROVE MINUTES OF NOVEMBER 2, 2005 PUBLIC WORKS COMMITTEE MEETING

A. BAUMANN MOTIONED TO APPROVE THE MINUTES OF THE NOVEMBER 2, 2005 MEETING AS PRESENTED. R. MISKELLEY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Without objection item 5a was discussed after item 3.

4. OLD BUSINESS:

a. LANG HOTEL PROJECT – REVIEW REVISED STORM WATER MANAGEMENT

A letter from J. Romanowski to T. Hafner dated December 2, 2005 was included in the commissioners packets. In an effort to eliminate most of the retaining walls and the surface water detention pond, the underground Stormtech system is being proposed for additional areas. These new areas would have grass over the system. Because it is underground, it would be harder to maintain, however the stormwater maintenance agreement would require that the developer be responsible for maintenance of the system. The commissioners were in agreement with the plans. Staff will continue to work with the developer.

R. MISKELLEY MOTIONED TO ACCEPT THE REVISED STORMWATER MANAGEMENT PLANS AS PRESENTED. E. MAREK

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**SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION.
ALL WERE IN FAVOR. MOTION CARRIED.**

5. NEW BUSINESS:

- a. THE SANCTUARY OF DELAFIELD CONDOMINIUM DEVELOPMENT (TRILLIUM DEVELOPMENT) OFF OF MAIN STREET – PRELIMINARY PLAN REVIEW

John Stigler and Brian DuPont of Jahnke & Jahnke were present at the meeting. They reviewed the intersections and it was noted that the intersections were marked so neighbors could visibly view the location. He reviewed the site plan, stormwater plans, parking lot, schematics of the water system, water analysis (draw down), technical plans for the street configuration, and stopping site information.

M. Court distributed his review letter addressed to T. Hafner dated December 7, 2005. The final engineering needs to be reviewed. The letter addressed issues brought up at the Plan Commission meeting. Discussion took place on:

Access – J. Stigler stated that the location was chosen after consideration of alignment with properties across the street so as not to have headlights shine into homes. R. Miskelley was concerned about the hill on the road. It was stated that the intersection was located at the top of the knoll. M. Court stated that there was not proper stopping distance on Main. It could be corrected by shaving the high point of the road off to provide better stopping distance. He recommended that this committee require the improvement as part of the development. The acceleration/deceleration lanes have in the past been based on county requirements. The consensus of the committee was to not require bypass lanes. Discussion took place on the lanes. It was suggested to taper with a minimum of 3' and to use 4' if possible. M. Court recommended that landscaping/screening be provided to address the headlight issues and that this be negotiated with the property owners.

Groundwater impacts – No report has been prepared comparing one well to 20 wells. General discussion took place. B. DuPont will provide M. Court with a report. R. Miskelley would like to have the infrastructure in place. This decision will be deferred until the report is received. R. Miskelley asked that the developer work with staff on this to analyze cost, future use, draw down, and one well versus 20 wells. If one well is recommended, the location should also be recommended.

Parking lot – The last set of plans shows 28 spaces with access points. The entrance point should be shortened up and the entrances off of Main and Lapham will be eliminated with the one entrance located on the south end of the parking lot intersecting the new road. The

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commissioners were in agreement. Maintenance of the parking lot would be addressed in the Developer's Agreement.

Stormwater management plan – Drainage on the site and surrounding areas were discussed. The condition of the pipes by the 20 culverts on a nearby property should be reviewed by the City. Details on how the developer is going to handle the infiltration and quality will be reviewed at a later date.

Path system – The paths will be hard surface asphalt and would be open to the general public, but owned and maintained by the homeowners association. A small path could be made from the main path to the crosswalk near the parking lot.

A. Baumann discussed the width of the roadway. The roadway will be 24' wide, and 29' back-to-back with curbing. Parking on the roadway was discussed. If the parking needs to be addressed, it will be dealt with at a later time.

There were no citizens who wished to speak.

b. **THE EQUITABLE BANK (GOLF ROAD, TOWN OF DELAFIELD) – REVIEW OF UTILITY CONNECTIONS, STORM WATER MANAGEMENT AND EROSION CONTROL**

A letter dated October 18, 2005 from M. Court to T. Hafner was included in the commissioners packets. A letter dated December 6, 2005 was distributed at the meeting. The bank would be part of the City's stormwater utility district. Discussion took place on whether the road should be widened. It was clarified that there was a dedication shown on the plans. M. Court will follow-up with the county. The plans for the retention basin were reviewed. Direction was given to the developers to connect the existing manhole so there is less disruption to the sanitary line.

E. MAREK MOTIONED TO APPROVE THE PLANS FOR THE SEWER AND WATER EXTENSION, STORMWATER UTILITY AND MANAGEMENT, AND TO PURSUE A SIMILAR SECTION OF ROADWAY WITH THE CITY THROUGH THE COUNTY CONTINGENT UPON STAFF APPROVAL. P. HAWLEY SECONDED. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

c. **2006 RESURFACING PROJECT**

A spreadsheet entitled Delafield 2006 paving was included in the commissioners packets. Road portions included for 2006 are Butler Dr., Campbell Trace (binder), Kettle Dr., Kettle Dr. (south end), Mariner Dr., and Milwaukee Street. M. Court reviewed the areas. A five year analysis

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is being prepared on the roads and will be submitted to T. Hafner. T. Hafner stated that the road budget for 2006 is \$330,000; the 2006 paving program projects a total of \$287,120. The commissioners were in agreement with the projects submitted. It was suggested to consider the boating season when timing the paving of Mariner Drive.

6. DIRECTOR OF PUBLIC WORKS/CITY ENGINEER/TRAFFIC COMMITTEE – REPORTS

a. DIRECTOR OF PUBLIC WORKS

1. S.T.H. 83 WATER MAIN EXTENSION – MATERIALS PROCUREMENT BID

The City will move forward with the solicitation of bids for the materials for the Hwy. 83 water main extension to take advantage of the sales tax exemption and to make sure the city has the ability to secure PVC pipe in time for construction. Bids will be opened on December 15, 2005. At the last Common Council meeting preauthorization of the award of the bids took place. The plans will be presented to the Public Works Committee in January.

b. CITY ENGINEER

A letter was distributed to the commissioners from J. Romanowski to T. Williamson of the Redmond Company regarding the completion of work on Golf Road. It is being recommended to sand blast the conflicting markings that are in the wrong location, cold paint now, and in spring sand blast it all off and do the epoxy.

c. TRAFFIC COMMITTEE

No report.

7. CORRESPONDENCE

None.

8. ADJOURN

R. MISKELLEY MOTIONED TO ADJOURN FROM THE MEETING. H. ROBERTS SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:45 P.M.

Minutes Prepared By:

December 7, 2005

6:30 PM

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Accurate Business Communications, LLC

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