

Minutes

BOARD OF PUBLIC WORKS MEETING

November 4, 2002

New Berlin City Hall Common Council Chambers, 3805 S. Casper Drive

Meeting was called to order at 8:06 a.m.

Members Present: Mayor Wysocki, City Engineer J.P. Walker, Alderman Chiovatero, Alderman Harenda, Alderman Ament.

Staff Present: Division Engineer John Graber, Greg Kessler, and Bob Sigrist

Others Present: Mike Payton of First Weber Realty and Ellen of First Weber

ITEM 01-02 Approval of Minutes

Motion by Alderman Chiovatero to approve the October 7, 2002 minutes. Second by Mayor Wysocki. Upon voting, motion passed unanimously.

ITEM 03-01 City of Muskego

Storm Drainage Issues Tess Corners

- Per City Engineer JP Walker, there is no report at this time.

ITEM 05-02 Amend Erosion Control Ordinance

- This Ordinance has been drafted by the City Attorney and approved by Common Council in early Spring. (JP Walker)

Motion by Alderman Chiovatero to recommend to the Common Council approve the Resolution to amend the Erosion Control Ordinance by Establishing a revised Fee and Deposit Schedule. Second by JP Walker. Upon voting, motion passes unanimously.

ITEM 18-02 Driveway Slope Exceeds City Standards

14570 W. Meadowshire Drive

· New Berlin resident, Dimitrios Tsigistras asked that this issue be brought to the Board level as an appeal to our City Standards for a Driveway Approach. Per City investigation by Staff, the slope does not meet our current standards of ½ in. per foot max. from curb to a point 15.5 ft behind the curb. It is currently at an average slope of 7.4%. (JP Walker)

· Real Estate Agent, Mike Payton of First Weber, gave a brief overview regarding the issue at hand. He stated that he represents the new owners and the driveway slope decision was based upon how some of the area homes in the neighborhoods have the same slopes.

· Question of why this issue was brought forth to the Board and not Board of Appeals? (Board

members)

- From past experiences, the Board has more authority over Board of Appeals to make a decision on issues on public lands. The Board of Appeals deals with people getting variances on their private properties. For instances, garages or additions. (Bob Sigrist)

- Reason for the driveway standards is due to future use of sidepaths/sidewalks that might be put in at a later date. (JP Walker)

- The Standards are appropriate and the City does not put sidepaths/sidewalks in subdivisions. (Mayor Wysocki)

Motion by Mayor Wysocki recommend that the City grant the driveway slope at 14570 W. Meadowshire Drive. Second by Alderman Chiovatero. Upon voting, motion passes with JP Walker opposing.

ITEM 19-02 Execution of Transfer Documents

(Westridge Pond)

- City Attorney has reviewed the document. It needs to be approved. It has already been to Storm Water Committee and Council. The document that is before all members now, is the final Agreement. (JP Walker)

- The intention and purpose of purchasing this outlot was to complete the Storm Water Drainage. (Mayor Wysocki)

- Question was brought up regarding maintenance, is the City responsible? (Alderman Ament)

- Maintenance would be done by the City and paid for through the Storm Water Utility.

Motion by Mayor Wysocki to recommend to the Common Council approval of the Declaration of Drainage Easement Agreement transferring ownership from the Westridge Business Park Owner's Association to the City of New Berlin. Second by Alderman Harenda. Upon voting, motion passes unanimously.

ITEM 20-02 Lyndenwood Condominiums (formerly Forest Ridge)

Developer Agreement

- Board members were referenced to page 14, letter E of the developer agreement. Is the Developer going to be responsible for his proportionate incremental share in upgrading the sanitary sewer system? Is that frontage? (Alderman Chiovatero)

- When Westridge TIF was formed, a sewer capacity that was allocated to the development, based on existing zoning. This current property is zoned R-4, which is single-family ½ acre lots. The proposed PUD Development will increase density. There is some surcharging of the sanitary sewer at roughly Beloit & I-43. As the Developer rezones to a higher density or sewer capacity, the Developer is responsible for paying that share for the over sizing. (John Graber)

- This over sizing would be based on usage or flow? (Alderman Chiovatero)

· It would be based on flowage. City has not completed computations as to proportionate shares for the costs. (John Graber)

· Will Special Assessments be done on this particular development or along the corridor? (Alderman Harenda)

· Each of the developments that have yet to occur. Only vacant lots would be affected. Current development would not be effected. (JP Walker)

· Are there any water pressure problems? (Alderman Harenda)

· No pressure problem issues for this development. (John Graber)

· The City is very much aware of the citizens to the east as far as roadway configuration and traffic control. The citizens have been incorporated into the plans for this development. (JP Walker)

Motion by JP Walker to recommend to the Common Council approval of the Development Agreement subject to final review as to form by the City Attorney. Second by Mayor Wysocki. Upon voting, motion passes unanimously.

Motion by Alderman Chiovatero to adjourn. Second by JP Walker. Upon voting, motion passes unanimously.

Adjourned at 8:45 a.m.